

THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE

By-Law No. 86-40

Being a by-law to adopt an Official
Plan for the Township of Manitouwadge.

The Council of the Corporation of the Township of
Manitouwadge under Section 17 of The Planning Act,
1983 hereby ENACTS AS FOLLOWS:

1. The Official Plan for the Township of Manitouwadge,
consisting of the attached maps and explanatory
text, is hereby adopted.
2. That the Clerk is hereby authorized and directed
to make application to the Minister of Municipal
Affairs for approval of the Official Plan for the
Township of Manitouwadge.
3. This by-law shall come into force and take effect on
the day of the final passing thereof.

READ a first and second time
this 27th day of
August, 1986.

Silvio Bortolussi
Reeve

READ a third time and finally
passed this 27th day of
August, 1986.

L. May
Clerk

Silvio Bortolussi
Reeve

APPROVED

L. May
Clerk

SEP 3 1986

J. G. G. G.
Ministry of
Municipal Affairs

Subject to normal approval procedures
in accordance with the Planning Act.

TOWNSHIP OF MANITOUWADGE

OFFICIAL PLAN

CONLIN ENGINEERING & PLANNING LTD.
WELLAND KENORA RED LAKE

Official Plan

for the

Township of Manitowadge

This Official Plan for the Township of Manitowadge which has been prepared and adopted by the Council of the Corporation of the Township of Manitowadge is hereby approved in accordance with Section 17 of The Planning Act, 1983 as the Official Plan for the Township of Manitowadge.

Date.....

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OFFICIAL PLAN
TOWNSHIP OF MANITOUWADGE

TABLE OF CONTENTS

SECTION NO.	TITLE	PAGE
1.0	INTRODUCTION	1
1.1	The Planning Act, 1983	1
1.2	Components of the Plan	1
2.0	PURPOSE AND SCOPE	2
3.0	BASIS OF THE PLAN	3
4.0	GOALS AND OBJECTIVES	6
4.1	Residential	6
4.2	Commercial	6
4.3	Industrial	7
4.4	Environment	7
4.5	Recreation	7
4.6	Energy Conservation	8
4.7	Physical Environment	8
5.0	GENERAL DEVELOPMENT POLICIES	10
5.1	General Statement	10
5.2	Existing Uses	10
5.3	Non-Conforming Uses	10
5.4	Infilling	14
5.5	Site Plan Control and Agreements	14
5.6	Development and Redevelopment Standards	16
5.7	Land Division	19
5.8	Statutory Authorities	24
5.9	Utilities	25
5.10	Schools	25
5.11	Accessory Uses	25
5.12	Servicing	26
5.13	Energy Conservation	28
5.14	Parks and Recreation	30
5.15	Natural Resources: Crown Land	31
5.16	Interim Control By-law	31
5.17	Temporary Use By-law	32

TABLE OF CONTENTS (Cont'd)

SECTION NO.	TITLE	PAGE
6.0	LAND USE POLICIES	33
6.1	General	33
6.2	Urban Land Use Policies	33
6.2.1	Goal	33
6.2.2	Residential	33
6.2.3	Commercial Core	40
6.2.4	Highway Commercial	43
6.2.5	Industrial	44
6.2.6	Institutional	45
6.2.7	Parks and Recreation	46
6.2.8	Waterfront Open Space	47
6.2.9	Hazard Land	47
6.3	Rural Land Use Policies	50
6.3.1	Goal	50
6.3.2	Permitted Uses	50
6.3.3	Pits and Quarries	50
6.3.4	Future Development	51
6.3.5	Zoning	51
7.0	TRANSPORTATION POLICIES	53
7.1	Introduction	53
7.2	General Objectives	53
7.3	Road Classification	53
7.4	Improvements	54
7.5	Access to Development	55
7.6	Conversion to Public Road	55
7.7	Parking	55
8.0	IMPLEMENTATION	57
8.1	General	57
8.2	Zoning By-law	57
8.3	Subdivision Control	57
8.4	Land Severances	58
8.5	Capital Works Program	58
8.6	Environmental Impact Assessment	58
8.7	Building By-laws	59
8.8	Pits and Quarries Control	59
8.9	Bonus By-laws	60
8.10	Site Plan Control	60

8.11	Other By-laws	60
8.12	Community Improvement	61
8.13	Public Participation	65
8.14	Official Plan Amendments and Notification	65
8.15	Alternative Notice Procedures	67
8.16	Property Maintenance and Occupancy Standards	70
9.0	INTERPRETATION	73
9.1	General	73
9.2	Land Use Boundaries	73
9.3	Agency Names and Responsibilities	73
9.4	Legislation	74

1.0 - INTRODUCTION

1.1 The Planning Act, 1983

(a) Preparation

The Township of Manitouwadge, under Section 17 of The Planning Act, 1983, is empowered to prepare a Plan for the Township of Manitouwadge suitable for adoption as the Official Plan of the Township of Manitouwadge.

(b) By-law Conformity

The Planning Act further provides that where an Official Plan is in effect, no public work shall be undertaken and no by-law shall be passed, with certain exceptions, as indicated in Section 24 of The Planning Act, 1983, that does not conform to the Official Plan.

1.2 Components of the Plan

Sections 2 through 9 of the text and the following schedules constitute this Official Plan:

- Schedule "A" - Future Land Use - Urbanized Area
- Schedule "B" - Future Land Use - Rural Areas
- Schedule "C" - Transportation Network
- Schedule "D" - Community Improvement Area

2.0 - PURPOSE AND SCOPE

- 2.1 The purpose of the Official Plan is to provide an overall frame of reference to guide the future maintenance, growth and rehabilitation of the Township in order to ensure the continuance of a living environment which meets the needs of present and future inhabitants.
- 2.2 The Plan is intended to guide land development within the Township of Manitouwadge and to reduce uncertainty in both the public and private sectors with respect to future development by establishing a land use pattern and development policies and principles.
- 2.3 This Official Plan is concerned with the future growth and development of Manitouwadge as a result of the expansion of the mining activities in the Hemlo area, specifically the possibility of mining and milling operations by Noranda Mines.
- 2.4 Projections, development strategies and guidelines contained in this Plan attempt to reconcile existing conditions and local aspirations with known variables such as population change and economic growth.
- 2.5 Another purpose of this Plan is to define the means of implementing the policies and principles contained within the Plan and to relate these to associated governmental policies and responsibilities. In this sense, the Plan is intended to guide Council in the exercise of its powers and responsibilities relating to such matters as subdivision plan review, zoning and land severances.
- 2.6 The Official Plan is a legal document, implemented at the local level by zoning by-laws and public works programs.
- 2.7 This Plan is intended to serve as a guide for the 20-year period from 1986 to 2006. It will be reviewed in all its aspects every five years and when any major event occurs which affects development in the Township.

3.0 - BASIS OF THE PLAN

3.1 From an examination and analysis of the supporting data gathered in connection with the preparation of the Official Plan (see the Background Report), as well as an examination of other studies carried out which pertain to the Township, various conclusions have been drawn and assumptions made upon which this Official Plan is based.

- (a) The Official Plan provides a framework in which the anticipated land use needs for the Township of Manitouwadge may be accommodated for the planning period from 1986 to 2006. The population of the Township in 1985 was 3,472. Because of the nature of the economic base of the community (resource based), reliable population forecasts are available only for the period 1986 to 1991. As in the past, it is anticipated that future population changes in Manitouwadge will be directly related to changes in the employment rates in the resource based sector. Noranda Mines is well established in Manitouwadge and is looking to locate a substantial portion of its new employees in the area. It is therefore assumed, for the purposes of designating land and designing services, that the population of the Township of Manitouwadge in 1991 will be 5,232.
- (b) The above population projection ensures that choices in house location are available to future residents and that some land will be designated but not necessarily used until after the first 5-year period. This reduces uncertainty in the public and private sector related to areas of future growth.
- (c) The Townsite of Manitouwadge shall continue as the main centre for commercial, industrial, residential, institutional and social services for the Township. Urban development shall be encouraged to locate within the Townsite of Manitouwadge, as opposed to the rural areas of the Township.
- (d) The Township shall maintain its present importance as a mining and forestry centre.

- (e) Outside of the townsite boundaries, the Township is predominantly rural-natural resource in nature and is expected to remain as such throughout the life of the Plan. Rural-residential development shall not be permitted in the "Rural" areas of the Township.
- (f) Utilization of natural resources for agriculture, forestry, mineral extraction and recreational uses shall be encouraged on lands best suited for the specific purpose by reason of soil capability, accessibility and ownership.
- (g) The commercial core will continue to be the dominant commercial, business and civic focus of the Township.
- (h) Future growth will be accommodated by infilling, the expansion of existing neighbourhoods and the development of new residential neighbourhoods primarily in the southwest quadrant of the townsite.
- (i) There will be a demand for a variety of housing types and densities throughout the residential areas, including single family detached dwellings, semi-detached, townhouses and apartments.
- (j) The majority of the demand for higher density housing will be supplied on a rental basis.
- (k) With some exceptions, the Township owns all undeveloped lands in the townsite. As Plans of Subdivision are approved for these lands, the lots will be sold to individuals or local industries, such as the mining companies.
- (l) Public services, including municipal water and sanitary sewers, will be required in all developed areas of the townsite, except for the industrial park area located in the southeast quadrant. Urban development will proceed in an orderly and phased manner and will not be permitted in areas which require undue extensions of municipal services.

- (m) Regardless of population growth, the sewage disposal system for the Township will have to be upgraded.
- (n) Studies are presently being undertaken to determine a new site for the sanitary landfill site currently located at the corner of Caramat Road and Highway 614. It is anticipated that the new sanitary landfill site will be located further west along the Caramat Road. Policies have been incorporated into this Plan to ensure that future landfill sites are compatible with surrounding land uses and the natural environment.
- (o) The existing sand and gravel pit abutting the east side of Highway 614 in the south end of the townsite will be phased out in the long-term. It is anticipated that a portion of this site south of the hydro easement will be purchased by the Township and developed for residential uses.
- (p) In addition to the 5-year review of the Plan, a major review of the Plan will occur in the event of any major changes in the employment forecasts of the mining companies.
- (q) Lands with environmental hazards and/or physical limitations, such as poor drainage, organic soils, flood susceptibility, erosion and steep slopes, shall be identified and protected in order to preserve and conserve the natural environment.

4.0 - GOALS AND OBJECTIVES

The following Goals and Objectives section briefly outlines the general long-range aspirations or goals of Council and the steps or objectives to be undertaken to achieve the goals.

4.1 Residential

- | | |
|-------------------|--|
| <u>Goal</u> | - provide variety and choice of living accommodation for both the existing and anticipated population. |
| | - optimize the pattern of development to reduce servicing costs. |
| <u>Objectives</u> | - update on an ongoing basis the Housing Policy Study so that deficiencies in housing types can be identified and steps taken to rectify the deficiencies. |
| | - identify areas of future residential development that will meet the Township's needs for at least 20 years. |
| | - determine the sequence, method and cost of servicing these areas. |
| | - prepare a capital works forecast which will reflect the anticipated growth. |

4.2 Commercial

- | | |
|-------------------|---|
| <u>Goal</u> | - provide suitably located commercial areas consistent with economic potential. |
| <u>Objectives</u> | - establish current and future demand for commercial floor space, by type. |
| | - provide sufficient area in the downtown core to meet the long-term requirements of the community. |

- provide suitably located highway commercial areas, where necessary.
- permit neighbourhood commercial within residential areas to serve the day-to-day needs of local residents.

4.3 Industrial

Goal

- maintain existing service-oriented industries.
- diversify the industrial base by encouraging the non-service sector.

Objectives

- ensure that adequate land is available to meet anticipated demand.
- provide industrial land, either serviced or with the potential to be serviced with a municipal water system.
- carry out an active program to attract new industry to the community.

4.4 Environment

Goal

- maximize the quality of the physical environment.
- minimize pollution.

Objectives

- restrict development in the rural portion of the Township.
- correct existing and potential sources of pollution.

4.5 Recreation

Goal

- ensure that sufficient facilities are available to meet the needs of the community.

- Objectives
- new residential subdivisions shall include sufficient land of suitable quality to meet the neighbourhood recreational needs.
 - continue to develop a variety of community recreational facilities throughout the Township.

4.6 Energy Conservation

- Goal
- minimize energy consumption and conserve energy.

- Objectives
- conserve energy through the promotion of and the use of renewable energy resources.
 - provide clear guidance for energy efficient development through the planning process and other means available to the municipality.

4.7 Physical Environment

- Goal
- to improve the quality of life for the residents of the Township by maintaining and developing a physical environment which is attractive, healthy, safe, complementary to the surrounding area and that provides for the community service and facility needs of the residents.

- Objectives
- maintain, upgrade and extend municipal sewage disposal, street and pedestrian walkway lighting, road, traffic management and parking services and facilities.
 - maintain, upgrade and provide new areas for municipal parks, recreation and cultural facilities throughout the townsite.

- encourage the maintenance, rehabilitation and renovation of existing buildings and streets.
- develop an attractive and accessible pedestrian network system throughout the townsite.
- encourage development that is designed to be compatible with surrounding areas and visually attractive.
- maintain, rehabilitate and further develop the commercial core area into a concentrated, mixed use centre that provides for the retail commercial, institutional, community service and cultural needs of the residents.

5.0 - GENERAL DEVELOPMENT POLICIES

The following General Development Policies shall apply to the entire Township of Manitouwadge.

5.1 General Statement

- 5.1.1 It shall be the policy of the Council of the Township of Manitouwadge to ensure that all development takes place in accordance with the general and overall intent of the land use designations and the policy statements set out in this Plan.

5.2 Existing Uses

- 5.2.1 Nothing in this Plan shall adversely affect the continuance of uses legally established on the date that the Plan was adopted, but Council, in co-operation with owners, shall attempt to reduce the number of non-conforming uses whenever and wherever possible according to the policies contained in Sub-section 5.3 - Non-Conforming Uses.

5.3 Non-Conforming Uses

5.3.1 General

Nothing in this Plan shall limit the authority of Council, as outlined in Section 34(1) of The Planning Act, 1983, to pass a by-law permitting the extension or enlargement of any land, building or structure which is being used, at the time of passing such by-law, for a purpose which does not conform with the land use designation of the Official Plan. Such a by-law shall, however, be in conformity with the policies included in this section of the Official Plan.

5.3.2 Policies

- 5.3.2.1 As a general rule, any land use existing at the date of approval of this Plan which does not conform with the land use designations shown on Schedules "A" and "B", Future Land Use, in the long run, should cease to exist so that the land affected, may revert to a use in

conformity with the intent of the Official Plan and the provisions of the implementing zoning by-law. In special instances, however, it may be desirable to permit the extension or enlargement of a non-conforming use in order to avoid unnecessary hardship, provided the application is in conformity with the policies of this section of the Plan to ensure the general welfare of the Township. Such extensions or enlargements shall be dealt with through the use of Section 34(5), 34(10) or Section 44 of The Planning Act, 1983. The following clauses 5.3.2.2 to 5.3.2.5, inclusive, shall apply in connection with applications made under Sections 34(5), 34(10) and 44.

- 5.3.2.2 Before concurring with any application for the extension or enlargement of a non-conforming use, the feasibility of acquiring the property concerned at the time of the application or possibly at some future date and of holding, selling, leasing or redeveloping it, in accordance with the provisions of The Planning Act, 1983, as amended, shall be considered by Council.

In this regard, special attention will be given to the possibility of the re-establishment of the use under consideration in a different location where it would be able to perform and produce under improved conditions, in accordance with the policies of this Plan.

- 5.3.2.3 If acquisition does not appear to be feasible and if the special merits of the individual case make it desirable to grant permission for the extension or enlargement of the non-conforming use, Council may consider the passing of a zoning by-law pursuant to Section 34(10) of The Planning Act, 1983. Such a by-law may then be passed without the necessity to amend the Official Plan if it complies with the policies of Section 5.3.2.4 hereof.

- 5.3.2.4 Before making any decision on the application, Council shall refer such application to the Planning Advisory Committee for a discussion and/or report on the various aspects of the matter for the information of Council. Council shall be satisfied that the following considerations which are relevant to each specific application for the extension or enlargement of a non-conforming use are, or will be, fulfilled, in order to

safeguard the wider interests of the general public:

- i) that the proposed extension or enlargement of the established non-conforming use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the zoning by-law;
- ii) that the proposed extension or enlargement shall be in a reasonable proportion to the size of the non-conforming use established prior to the passing of the implementing zoning by-law;
- iii) that an application, which would affect the boundary between areas of different land use designation on the Future Land Use Schedules, will only be processed under the policies if it can be considered as a 'minor adjustment' permitted under the flexibility clause of the Interpretation section of this Plan without the need of an amendment. Major variances will, however, require an amendment to this Plan;
- iv) that the characteristics of the existing non-conforming use and the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting and traffic generating capacity. No amendment to the zoning by-law shall be made and no extension or enlargement shall be permitted if one or more of such nuisance factors are created or increased, as this will essentially add to the incompatibility of the use with the surrounding area;
- v) that the neighbouring conforming uses will be protected, where necessary, by the provision of areas for landscaping, buffering or screening, by appropriate setbacks for buildings and structures, devices and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc. Such

provisions and regulations shall be applied to the proposed extension or enlargement and, wherever feasible, shall also be extended to the established use in order to improve its compatibility with the surrounding area;

- vi) that traffic and parking conditions in the vicinity will not be adversely affected by the granting of the application and traffic hazards will be kept to a minimum by appropriate design of entrance and exit points to and from the site and improvement of sight conditions, particularly near intersections;
- vii) that adequate provisions have been or will be made for off-street parking and loading facilities;
- viii) that the water supply and sewage disposal facilities and necessary municipal services, such as roads, are adequate or can be made adequate; and,
- ix) that in cases where the established non-conforming use seriously affects the amenity of the surrounding area, Council shall consider the possibility of improving such conditions, especially when public health and welfare are directly affected.

5.3.2.5 Council shall not pass an amending by-law with respect to any application pursuant to Section 34(10) of The Planning Act, 1983 before it is satisfied in regard to the foregoing policies hereof. It will also be the policy of Council to notify property owners in the vicinity of the land included in each application for an extension or enlargement of a non-conforming use prior to a final decision on the matter, in order to obtain their views and to satisfy Section 34(12) of The Planning Act, 1983.

- 5.3.3 It shall be a further policy of this Plan to permit the zoning of some existing uses located in the Township which are not designated in this Plan at the date of passing of the by-law, but are generally in compliance with the provisions relating to Non-Conforming Uses under Section 5.3.

5.4 Infilling

It shall be the policy of Council to encourage infilling of vacant areas within the townsite, in order to minimize the costly extension of municipal services. This shall be one of the criteria used for making recommendations on proposed plans of subdivision, consents, extension of utilities or construction of roads.

In the "Rural" portion of the Township, rural residential severances are not permitted and other development proposals are discouraged, except those directly related to the natural resource base of the Township.

Infilling in the townsite is defined as new development between existing structures on the same side of a road which are no more than 120 metres (approximately 400 feet) apart.

5.5 Site Plan Control and Agreements

Under the authority of Section 40 of The Planning Act, 1983, certain portions of the townsite for the Township of Manitouwadge shall be defined as Proposed Site Plan Control areas.

All lands in the "Commercial Core" designation, "Industrial" designation, as well as multiple dwelling complexes of 25 or more units in the "Residential" designation shown on Schedule A, Future Land Use (Urbanized Area), are all Proposed Site Plan Control areas. The Council of the Township of Manitouwadge may, by by-law, pass site plan control by-laws within these areas. In accordance with Sections 40(4) and (5) of The Planning Act, 1983, Council may require the submission of plans and drawings for all development proposals within the Site Plan Control area.

Council shall require each applicant submitting such a development proposal to enter into an agreement with the municipality as a condition to the approval of the development proposal. The agreement shall include the following items except where a development proposal is of a minor nature, some or all of the points listed below may be waived:

- i) the proposed road widenings of all roads or highways abutting the property to be developed and the location and technical data of all roads to be constructed on the property. The owners of properties along existing roads may be required to provide road widenings. But, before this provision can be included in a site plan agreement, Council shall amend this Plan by describing the roads that are to be widened and the amount of widening that will be required;
- ii) the reconstruction of the access onto all major roads or highways and any upgrading of the roads that will be necessary as a result of the increased traffic created by the development;
- iii) the number and location of all off-street vehicular loading areas and parking areas to be provided within each development and the surfacing of such areas and driveways;
- iv) the number, location and construction of all walkways and walkway ramps and pedestrian access points to be provided in the development and how these will eventually be connected to adjacent areas;
- v) all grading required to be done on the property and how storm surface and waste waters will be disposed of in order to prevent erosion and protect the environment, including the period during construction of the project;
- vi) the size, location and condition of all lands to be conveyed to the municipality;

- vii) the techniques that are to be used on the site for the landscaping of the property for the protection of adjoining lands, including the type of vegetation and techniques to be used, the vegetation which is to be preserved and any structures, such as walls and fences that are to be used;
- viii) the indication on all development proposals of the contours of the site on a contour interval of one metre (approximately 3 feet) or less;
- ix) the location and type of any facilities and enclosures for the storage of garbage and other waste material; and,
- x) the location and extent of any easements to be conveyed to the municipality or a local board for public utilities on the land.

5.5.1 Applicable Provisions

When considering proposals in the Residential Area and Commercial Core, Council shall have regard for all of the above provisions.

When considering proposals in the Industrial areas, Council shall have regard for all of the provisions, with the exception of item (iv).

5.6 Development and Redevelopment Standards

In addition to the site plan controls identified in Section 5.5, the municipality shall ensure that adequate standards for all development and redevelopment in the Township are met. This will be achieved through the implementing zoning by-law and the use of the Building Code (RSO, 1980) and the adoption of a maintenance and occupancy by-law under Section 31(3) of The Planning Act, 1983. Council may also adopt a sign by-law for the regulation of the display of signs and advertisements.

All areas in which development or redevelopment is to take place shall be adequately serviced, in accordance with the standards set from time to time by the municipality.

5.6.1 Zoning By-law Standards

The implementing zoning by-law shall contain provisions for the development or redevelopment of a site that include, among others, provisions for the following:

- i) appropriate lot areas and lot frontages for each land use type;
- ii) parking, delivery, loading and open space requirements;
- iii) the maximum portion of any lot permitted to be covered by buildings;
- iv) setbacks of buildings, structures and other facilities from roads, shoreline areas and abutting property lines;
- v) minimum separation standards of buildings, structures and other facilities;
- vi) maximum heights for buildings, structures and other facilities in the Township;
- vii) off-street parking, delivery and loading area standards for the applicable uses; and,
- viii) open storage standards for the applicable uses.

5.6.2 Water Supply and Sewage Disposal

All development and redevelopment will be on a lot of sufficient size and shape to permit the installation of water supply and sewage disposal facilities which meet the requirements of the Ministry of the Environment and the local Health Unit or the municipality and are in accordance with the policies of Section 5.12 of this Plan.

5.6.3 Access to Development

Development shall only be permitted if access to and frontage on a public road, of adequate width and acceptable to the Ministry of Transportation and Communications for subsidy purposes, is available. No unopened road allowance will be opened by the Township until such time that Council considers it necessary and feasible. However, when the municipality agrees that a road will be opened, the road shall be opened at the individual's expense and constructed to an acceptable standard. All year-round uses, or conversions thereto, shall have access to and frontage on roads maintained on a year-round basis.

Frontage along Provincial highways shall be subject to access limitations, in accordance with the Ministry of Transportation and Communications' "Access Control Policies".

The location of access driveways should not create a traffic hazard because of concealment by a curve, grade or other visual obstruction. Access driveways should be limited in number and designed to minimize the dangers for vehicular and pedestrian traffic in the vicinity.

5.6.4 Buffering

As a condition of approval for the development or redevelopment of any non-residential use, the municipality may require the developer to comply with the following additional requirements along that side of a lot which adjoins a non-compatible use:

- i) provision of increased building setbacks;
- ii) provision of planting strips, fencing, terraces and/or grassed areas;
- iii) deflection of lighting and signs; and,
- iv) prohibitions on parking, delivery, loading and open storage.

Clauses i), ii) and iii) above are only applicable in areas of Proposed Site Plan Control where Council has enacted site plan control by-laws. Clause iv) would apply only if the lands are so zoned in the comprehensive by-law.

5.6.5 Economic Considerations

Council shall, at all times, have in mind the financial status of the Township and residents alike in the evaluation of development and improvement proposals. Every attempt shall be made to ensure that development and improvement projects do not place a financial burden upon the municipality.

5.7 Land Division

The majority of land division in the Township shall take place by registered plan of subdivision. A plan of subdivision shall normally be required in the following instances:

- i) where more than 2 lots are to be created on a landholding as recorded in the records of the Registry Office or the Land Titles Office on the date of adoption of this Plan; or,
- ii) where a new road or an extension to an existing road is required.

The only other method of land division in the Township shall be by land severances granted by a consenting authority. Prior to considering any land severance application, the consent-granting authority shall establish that a plan of subdivision is not necessary for the proper and orderly development of the lands.

5.7.1 Guidelines for Plan of Subdivision Approvals

All plans of subdivision recommended to the Minister of Municipal Affairs for draft approval shall conform to the policies of this Official Plan. Apart from the general policies of this Plan, the municipality shall consider

the following guidelines when reviewing proposed plans of subdivision:

- i) the development pattern of the proposed subdivision should mesh with existing development and roads and adjacent lands. To ensure that undeveloped lands adjacent to the proposed subdivision will not become landlocked or have difficulty obtaining access, the development pattern should make provision for access to such lands, if required. Wherever possible, the layout of proposed lots and roads should conform to the topography of the site while utilizing energy planning design considerations;
- ii) the land use designations and policies of this Plan shall be utilized to ensure compatibility between the type of development proposed for the subdivision and the land uses, both existing and future, in the surrounding area;
- iii) the municipality shall ensure that the proposed subdivision can be provided with all necessary public services and amenities, in accordance with the policies of Sections 5.9, 5.10, 5.12 and 5.14 of this Plan;
- iv) if any part of the proposed subdivision is located in any environmentally sensitive area, the municipality shall review the proposal, in accordance with the policies of Section 5.15 of this Plan; and,
- v) most proposed subdivisions shall not be zoned for their intended uses until draft approval has been received from the Ministry of Municipal Affairs.

5.7.2 Consents

The consent-granting authority, in considering consents for conveyance, shall be guided by the following policies:

- i) a report shall be provided by Planning Advisory Committee or by a designated Township official stating his or her opinion of the suitability of the location of the proposed lot;
- ii) approval shall be obtained from the public works superintendent, or the local Health Unit or Ministry of the Environment of the proposed water supply and sewage disposal systems on the severed and retained portions of the subject property;
- iii) prior to approving any severance of a property which contains an existing building, the consent-granting authority shall require the confirmation of the public works superintendent that the existing water supply and sewage disposal facilities are functioning properly;

If, in the opinion of the public works superintendent, such facilities are not properly functioning, the consent-granting authority shall ensure that any approval of the severance will be conditional on the improvement or replacement of malfunctioning facilities to the satisfaction of the superintendent;

- iv) the authority shall consider frontage, total area and the proportion of depth to frontage of the proposed lot and the adequacy of the area of land suitable for the building and for the provision of water supply and sewage disposal systems;
- v) the lot area and shape of the proposed lot shall be flexible but shall be in accordance with the requirements of the implementing zoning by-law, the local Health Unit and/or the Ministry of the Environment and shall be appropriate for the use proposed;

- vi) the authority shall provide a written decision, including a report indicating the options and conditions noted above and a sketch plan supplied by the applicant of the proposed lot and land use, drawn approximately to scale;
- vii) the authority shall ensure that all consent applications follow the Rules of Procedure for Consent Applications, as outlined in Ontario Regulation 406/83;
- viii) the proposed use of the lot to be severed shall conform to the land use designations shown on Schedules "A" and "B and the land use policies of this Plan;
- ix) no severance shall be approved which will result in the creation of a landlocked parcel, unless such parcel is to be consolidated with an abutting property which abuts and has access to an improved public road. To avoid the creation of landlocked parcels, both the severed and retained portions of the subject property must abut and have access to a publicly open and year-round maintained road;
- x) a report shall be obtained from the public works superintendent on the suitability of the proposed access to the parcel and the ability of the Township to provide reasonable access to the proposed lot at all times of the year;
- xi) where the municipality or the Ministry of Transportation and Communications has identified the need for road widening, extensions or rights-of-way, the consent-granting authority shall ensure that the necessary land is to be dedicated as a condition of severance approval;
- xii) prior to approving any severance, the consent-granting authority shall be assured by the appropriate agency that the necessary utilities, fire protection and police protection will be

provided to the proposed lot. In addition, such lot shall be located in an area where such services are economically feasible to maintain;

xiii) no severance for a year-round residential use shall be approved if the necessary school accommodation is not available. The proposed lot should also be served by any existing school bus route; and,

xiv) notwithstanding the above, consents may be granted for the following purposes:

- to correct lot boundaries;
- to convey additional land to an adjacent lot, provided the conveyance does not lead to the creation of an undersized or irregularly shaped lot;
- to separate buildings or structures in existence at the date of adoption of this Plan; however, all other policies of this Plan shall be adhered to as closely as possible and conformity with the zoning by-law shall be achieved;
- to clear title;
- where the effect of the severance does not create an additional building lot; and,
- for municipal or other government purposes.

5.7.2.1 Land Severances in the "Rural" Area

To preserve the natural features and resource base of the Township, land severances are discouraged in the "Rural" areas of the Township of Manitouwadge. Land severances in the "Rural" area shall only be permitted, in accordance with the policies of Section 5.7.2 and under the following circumstances:

- i) severances in the "Rural" area shall be permitted for uses that are compatible with the surrounding natural environment and/or are directly related to the natural resource base of the area. These severances may include lots for agricultural, primary forestry and mining industry, aggregate and passive recreational uses. Passive recreational uses are defined as cross-country skiing, hiking, snowmobiling, seasonal camping, hunting and trapping;
- (ii) the consent-granting authority, when considering any land severances proposed in the Rural area, shall be guided by the following policies:
 - (a) ribbon development along highway or major roads should be prevented. Direct access from major roads should be restricted;
 - (b) consents should be given only when the land fronts on a year-round maintained public road which is of reasonable standard of construction;
 - (c) consents should not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades; and,
 - (d) no consent shall be granted where a use, by reason of its nature or location, would be detrimental to the preservation of scenic areas.

5.8 Statutory Authorities

While nothing in this Plan shall affect the powers of Provincial agencies or local boards as defined in The Planning Act, 1983 to undertake public works by authority granted under other statutes, Council shall endeavour to ensure that such development as may take place will follow the general intent of the Plan and will be compatible with the type, quality and character of the

land use district in which it is proposed. Provincial and Federal agencies will consult with Council prior to undertaking developments and are encouraged to be guided by the policies of this Plan.

5.9 Utilities

Before giving its approval to any development proposal in the Township, the municipality shall be assured by the appropriate agency that the utilities (such as electricity and telephone), fire protection and police protection necessary to serve the proposed development will be provided without placing undue financial obligations on Township taxpayers. When small-scale development is involved, such as that resulting from land severance activity, the proposed development should be located in an area where such services already exist and are economically feasible to maintain.

5.9.1 Any new development that is proposed in the vicinity of major power transmission corridors and facilities should be designed to reduce any potential conflicts between the proposed use and the existing facilities.

5.9.2 Where land is required for utility easements or emergency access, such land shall be obtained for the appropriate agency in the course of approving land severances, plans of subdivision and development or redevelopment applications.

5.10 Schools

Before any development which will generate additional pupils is approved, the municipality shall be assured that the necessary pupil accommodation and any required school busing will be provided.

5.11 Accessory Uses

Wherever a use is permitted in a land use designation, it is intended that uses, buildings or structures, normally incidental, accessory and essential to that use also be permitted.

5.12 Servicing

In order to minimize the cost of services provided by all public agencies, development in the Township should not be permitted where it would contribute to a demand for public services which are uneconomic to provide, improve and maintain. Instead, development should be permitted in locations where demands on public services will be minimized, where such development will most effectively help pay for existing services or where new services can be provided most economically.

5.12.1 Water Supply and Sewage Disposal

All development in the townsite shall be connected to public, piped water and sewage facilities, with the exception of development in the Industrial area, as shown on Schedule "A", to the south of Superior Avenue and in the Residential Area north of Manitouwadge Lake, west of Oshwekan Road. Approved private sewage systems acceptable to the municipality, local Health Unit and/or the Ministry of the Environment and a public, piped water supply system shall be required within these areas. Development in the Rural areas shall be provided with private water and sewage facilities acceptable to the municipality, local Health Unit and/or the Ministry of the Environment.

Prior to approving any development which will utilize public piped services, the municipality shall ensure that the necessary capacity is available in the sewage treatment, water treatment and trunk facilities.

The Township requires a new secondary sewage treatment facility. It has been agreed to establish an aeration lagoon near Rudder Lake with a discharge into the lake which presently accepts the discharge from the existing sewage treatment facility. The Township is upgrading its sewage treatment facilities to the satisfaction of the Ministry of the Environment.

The Special Study Area shown on Schedule "B" is the area of the new sewage treatment facility. No development shall occur in this area until the requirements of the new sewage treatment facility have been determined.

Prior to approving any development which will eventually be provided with public, piped services, the municipality shall ensure that the owner has entered into an agreement to connect to such services, where available.

The servicing of new development shall generally be financed, constructed and maintained by the developer before being turned over to the municipality. The municipality may also require the developer to provide certain services which are external to the lands proposed for development.

A developer shall enter into an agreement with the municipality to ensure that the services are constructed to the standards and specifications set from time to time by the municipality in conformity with general engineering practices, fire underwriter's standards and the standards of the Ministry of the Environment.

5.12.2 Solid Waste Disposal

The municipality, in 1987, will phase out the existing landfill site located in the townsite in the location shown on Schedule "A". No structure shall be established within 60 metres of this landfilled area. All development within 500 metres of the existing landfilled area must be accompanied by a report acceptable to the Ministry of the Environment explaining how dangers of gas and leachate migration will be attenuated. No use can be made of the landfilled area until 25 years after closure without the approval of the Ministry of the Environment.

The existing incinerators and landfill site will be closed to the satisfaction of the Ministry of the Environment.

A new landfill site will be developed at the location shown on Schedule "B". This new site shall be developed and utilized in accordance with the requirements of the

Ministry of the Environment.

Solid waste shall not be disposed of in any other location unless it is a municipally-owned site and a Certificate of Approval has been issued by the Ministry of the Environment, as required by the Environmental Protection Act, 1980, as amended. Furthermore, no solid waste disposal site shall be established, altered, enlarged or extended within 450 metres of a Residential Area, in accordance with the regulations of the Ministry of the Environment.

5.13 Energy Conservation

To encourage the economical and efficient use of energy within the Township the following criteria should be considered when reviewing development proposals:

- i) development should be compact and contiguous with existing development;
- ii) medium and high density development is encouraged in the core areas of the Townsite, especially along major transportation corridors;
- iii) existing underutilized areas, vacant lots and existing underutilized buildings are encouraged to intensify their use to promote more medium and high density development;
- iv) mixed land use developments with complementary, diverse and concentrated uses is encouraged. In particular, a closer integration of employment, education, recreation, shopping opportunities and other services should be within easy access of residential areas, thereby minimizing travel distances and, wherever possible, increasing opportunities for pedestrian and bicycle access. Concentrated, mixed use development of the downtown core area in the Townsite is, therefore, encouraged;

- v) major public facilities, employment and commercial services should be located in the Commercial Core Area or in major activity nodes where they can be easily accessed by public transit;
- vi) shared parking facilities shall be encouraged;
- vii) in the design of residential, commercial and industrial subdivisions, Manitouwadge shall encourage street layouts and the siting of buildings that provide for passive solar features, with particular regard for solar access on winter days for all solar collector panels and south-facing glass on existing and proposed buildings;
- viii) the design of residential, commercial and industrial subdivisions, and pedestrian areas, the siting of buildings, and the location and type of vegetation proposed for a development should, whenever possible, have regard to proper wind orientation that reduces the energy consumption in buildings and provides acceptable comfort levels for pedestrians;
- ix) the Township shall continue to promote energy conservation by taking steps to reduce consumption of energy, where feasible, in all municipally-owned and operated facilities and equipment, including garbage disposal, piped services and maintenance systems, and public building designs;
- x) development should be phased to effectively use existing facilities, services and resources and to create a cohesive urban form;
- xi) building and site design concepts that incorporate energy conservation features shall be encouraged. Drawings submitted for site plan approval should indicate, where Council deems it necessary, such details as solar orientation, wind patterns, surfacing, surrounding structures, pedestrian links, parking facilities and building design features that may affect the energy efficiency of the proposal and surrounding area; and,

- xii) a public information program shall be pursued to educate citizens on energy conservation, community and site planning techniques and benefits.

5.14 Parks and Recreation

5.14.1 Land Conveyances

Where an approval by the municipality is required for the division of land or for the development or redevelopment of any land which is subject to a by-law passed under Section 41 of the Planning Act, 1983, the municipality may require the owner to convey up to 5% of said lands for park purposes. Lands for park purposes shall be approved by the municipality.

5.14.2 Alternative Conveyances

Where the size, shape, location and condition of the lands to be divided, developed or redeveloped is unsuitable for parkland dedication, where sufficient parkland is already available, or where the land division is proposed in the "Rural" area, Council may require the owner to convey to the municipality, cash-in-lieu with the amount being established by an appraisal authorized by the municipality. All such monies collected by the municipality shall be used in accordance with Sections 41(5) and (6) and 50 (12) of the Planning Act, 1983.

5.14.3 Townsite Parks and Recreation

The municipality shall maintain the existing public park facilities in the Township of Manitouwadge and provide additional parklands as required and in keeping with the policies of this Plan.

In the case of land dedication within the Townsite, the following should be met for neighbourhood and community park facilities:

Neighbourhood parks	.5 ha	(approx. 1 1/4 ac.)/1000 persons
Neighbourhood playgrounds	.5 ha	(approx. 1 1/4 ac.)/1000 persons
Community Parks	1 ha	(approx. 2 1/2 ac.)/1000 persons

5.15 Natural Resources: Crown Lands

The use of Crown lands will be in accordance with the Ministry of Natural Resources' management policies and plans.

Before making land use decisions on public lands, when the Ministry considers the Township will be directly affected, it shall consult with and have regard for established municipal planning policies with the view to incorporating suitable provisions into the applicable Ministry of Natural Resources' land use documents and licences, where appropriate.

5.16 Interim Control By-law

In order to control development in an area where the Township is reviewing its long-term planning, an interim control by-law may be passed, effective for up to one year and renewable for a further year so that the maximum period it is in effect is two years from its imposition. After that, at least three years must elapse before another interim control by-law may be passed covering any part of the same area. An interim control by-law must be preceded by a by-law or resolution, directing that a study be undertaken of planning policies in the affected area.

5.17 Temporary Use By-law

Council may, in a by-law passed under Section 34 of The Planning Act, 1983, authorize the temporary use of existing structures or land for any purpose set out therein. The temporary use may be permitted initially for a period of time not exceeding 3 years with extensions being given at the discretion of Council.

Any use introduced under such a temporary use by-law does not acquire the status of a legal non-conforming use at the expiration of the by-law(s) and at that time must therefore cease.

It is not the intent of the Official Plan that temporary use by-laws be used to permit a new use while an amendment to the Official Plan and/or zoning by-law is being processed to permit the use on a permanent basis. However, if once a temporary use is established and it becomes apparent to Council that the use should be permitted on a permanent basis, the use may continue under a temporary use by-law while the required amendment(s) is/are passed.

6.0 - LAND USE POLICIES

6.1 General

This section establishes the detailed development policies for each of the land use categories identified on Schedules "A" and "B" of this Plan. These schedules indicate the distribution of the various land use categories and the criteria for the interpretation of these schedules are set out in Section 9 of this Plan. The distribution of the land use categories has been divided into two main land use groups: Urban and Rural. The Urban land use categories, as shown on Schedule "A", encompass all lands within the townsite of Manitouwadge boundary. The Rural land use categories, as shown on Schedule "B", encompass the remaining lands in the Township.

6.2 Urban Land Use Policies

6.2.1 Goal

It is the goal of this Plan to encourage urban development to locate within the Townsite as opposed to the rural areas. The Townsite of Manitouwadge shall continue to remain as the centre for commercial, industrial, residential, institutional and social services for the Township.

6.2.2 Residential

The residential uses permitted in this designation include single-family dwellings, modular homes, trailers, duplexes, semi-detached dwellings and low-rise apartments. Mobile homes shall be on individual lots. The existing mobile home park on the north side of Oshwekan Road shall be considered to be a non-conforming use and shall be phased out in the future.

The following ancillary uses may also be permitted in residential areas:

- i) neighbourhood parks and recreational facilities and private clubs;

- ii) public utilities, provided that they are not disruptive to the surrounding residential neighbourhood and are designed in such a manner that impact is minimized;
- iii) home occupations, industries and professions provided they are not disruptive to the surrounding residential neighbourhood and are designed in such a manner that impact is minimized;
- iv) group homes and crisis residences, as per Clause 6.2.2.7; and,
- v) neighbourhood institutional uses such as schools and churches.

6.2.2.1 Sequence of Development

Residential development within the Residential District shall generally take place in the following sequence:

- i) infilling of vacant lots in predominantly built-up areas;
- ii) completing plans of subdivision already under development; and,
- iii) residential development adjacent to existing development and which constitutes a logical extension which can be serviced within the limits of economic feasibility.

6.2.2.2 Density of Development

Low density residential development shall have a maximum density of 15 units/ha, medium density residential development shall have a maximum density of 37 units/ha, and high density residential development shall have a maximum density of 60 units/ha.

The density standards outlined in this section are given as a general guide. At the discretion of the Council, the density of development may be increased or decreased provided that the works superintendent and/or the Ministry of The Environment are satisfied that the proposed water and sewage systems will function properly and that all other conditions of the Plan can be met.

6.2.2.3 Future Development

Developers shall be required to retain as much existing vegetation as possible in order to prevent erosion and other adverse environmental impacts. The municipality may also require that vegetation for buffering the erosion control be planted by the developer. In the event of new residential development abutting a commercial or industrial area, or a major Township road, it is the responsibility of the developer to provide an adequate buffer or screen.

When developing new subdivisions an attempt will be made to limit the number of roads which provide ingress and egress for the development onto any provincial highway or other major road.

The opening of new residential areas will be staged to the availability of municipal services and developed to maintain a continuous town form.

The area north of Manitouwadge Lake and west of Oshwekan Road will be serviced by septic tanks and municipal water.

6.2.2.4 Criteria for the Location of Apartments

Apartments should have direct access to Major Township Roads. The site should be situated in close proximity to the downtown core and major recreational facilities.

6.2.2.5 Zoning

Single-family dwellings, modular homes, trailers, duplexes, semi-detached dwellings and low-rise apartments may be placed in a number of residential zones in

implementing zoning by-laws.

Sites for future residential development shall not normally be zoned for such use until the municipality has received notice of draft approval for plans of subdivision, or until consent-in-principle for a land severance has been granted.

East of Highway 614, within one of the areas identified for future residential development there exists an active gravel pit operation. Although the aggregate reserve is nearing exhaustion, nothing in the Plan shall prevent the operation of the pit until such time as the aggregate is exhausted or until new residential development occurs within the required setbacks as outlined in the Pits and Quarries Act. At that time the pit shall cease to operate regardless of aggregate reserve remaining.

6.2.2.6 Home Industries, Home Occupations, Home Professions

The home industry uses permitted in the residential areas may include, but not be limited to, a carpentry service, an electrical service, a painter's service, a plasterer's service, a plumber's shop and repairs to small electrical appliances, electronic devices and electrical motors and bait. The home industry use shall be conducted in whole or in part in an accessory building to a one family dwelling unit by the residents of the dwelling unit. The parking of service vehicles related to a home industry use shall be limited to a private garage.

The home occupation uses permitted in the residential areas may include, but not be limited to, dressmaking, molding, painting, taxidermy, sculpting, weaving, printing, book sales, instruction in arts, crafts, dancing or music and office uses for independent truckers. The products of home occupations may be sold from the residence. Trucks may not be parked or stored in residential areas.

The home profession uses permitted in the residential areas may include, but not be limited to, professional, legal, medical, optometry, engineering, architectural, dental, denturist, accounting, bookkeeping, surveying,

shoemaker, chiropractic, photography, computer and real estate services. The home profession use shall be conducted within the residential unit.

- 6.2.2.6.1 Home industry, home occupation and home profession uses shall be permitted only if such uses are secondary to the main residential use of the lands and shall be located on lots of sufficient size to be unobstructive to neighbouring areas.
- 6.2.2.6.2 Adequate off-street parking shall be provided.
- 6.2.2.6.3 Open storage or parking of vehicles outside the accessory building is not permitted.
- 6.2.2.6.4 Advertising devices shall be strictly limited in implementing zoning by-laws.
- 6.2.2.6.5 All existing home industry, home occupation and home profession uses are considered to be legal uses. New uses must conform to the implementing zoning by-law. Non-conforming uses shall be subject to the provisions of the implementing zoning by-law.
- 6.2.2.6.6 Employees of the home industry, occupation and profession shall be restricted to one of the residents of the dwelling unit and one other person.
- 6.2.2.6.7 Council may pass a by-law under the Municipal Act requiring that all home occupations, industries and professions obtain an annual licence.
- 6.2.2.7 Group Homes and Crisis Residences
- 6.2.2.7.1 Group homes and crisis residences shall be permitted in the residential land use designation and residential zones in accordance with the policies of this Section of this Plan.

6.2.2.7.2 For the purposes of this Plan, a group home is a single housekeeping unit in a residential dwelling in which three to five persons (excluding supervisory staff or the receiving family) live as a family under responsible supervision consistent with the particular requirements of its residents. The home is licensed and/or approved for funding under Provincial Statutes and in compliance with municipal by-laws.

6.2.2.7.3 The following seven types of group homes will be permitted in the Residential Zone 1 (R1) and the Mobile Home Residential Zone 3 (R3):

- i) Approved Homes, as defined in the Mental Hospitals Act, R.S.O. 1980, c. 263, R.R.O. 611;
- ii) Homes for Special Care-Residential, as defined in the Homes for Special Care Act, R.S.O. 1980, c. 202, R.R.O. 501;
- iii) Supportive Housing Programs: Adult Mental Health Programs, as defined in the Ministry of Health Act, R.S.O. 1980, c. 280, R.R.O. 661;
- iv) Children's Residences, as defined in the Children's Residential Services Act, R.S.O. 1980, c. 71, R.R.O. 101, as amended;
- v) Accommodation Services for the Developmentally Handicapped, as defined in the Homes for Retarded Persons Act, R.S.O. 1980, c. 201, R.R.O. 500, as amended and the Developmental Services Act, R.S.O. 1980, c. 118, R.R.O. 242, as amended;
- vi) Satellite Residences for Seniors, as defined in the Homes for the Aged and Rest Homes Act, R.S.O. 1980, c. 203, R.R.O. 502, as amended; and,

- vii) Halfway Houses for the Socially Disadvantaged, as defined in the Charitable Institutions Act, R.S.O. 1980, c. 64, R.R.O. 95, as amended.

6.2.2.7.4 For the purposes of this Plan, a crisis residence is licensed or funded under by the Province of Ontario for the short term (averaging one month or less) accommodation of three to five persons, exclusive of staff, living under supervision in a single housekeeping unit and who by reason of their emotional, mental, social, or physical condition, or legal status, require a group living arrangement for their well-being.

6.2.2.7.5 Crisis residences are permitted in the Residential Zone 1 (R1) only.

6.2.2.7.6 The Council may pass a by-law in accordance with Section 236 of The Municipal Act, R.S.O. 1980, c. 302 which:

- i) Provides for the registration and the annual renewal of registration of group homes and crisis residences;
- ii) Prohibits any person from owning or operating a group home or crisis residence that is not registered in accordance with the by-law;
- iii) Fixes fees for the registration and renewal of registration of group homes and crisis residences; and,
- iv) Permits inspection of any premises which is believed to be operating as a group home or crisis residence and is not registered in accordance with the by-law.

6.2.2.7.7 Group homes and crisis residences shall be located no closer than 200 metres from one another.

6.2.2.7.8 Group homes and crisis residences shall have 23 square metres of habitable area and in addition not less than 7 square metres for each resident, exclusive of staff or receiving family.

6.2.2.7.9 Group homes and crisis residences shall have sufficient off-street parking to accommodate the vehicles of the receiving family and/or any staff on duty in the home in addition to one parking space for each two beds or each 37 square metres of floor space, whichever is the greater.

6.2.3 Commercial Core

The Commercial Core area of Manitouwadge shall remain as the central focus of business, service, cultural and retail uses within the Township. To retain this core area as a vital community focus, a mixed use concept, vertically within buildings in high intensity pedestrian activity areas, and through development of mixed land uses in horizontal proximity to each other shall be encouraged. The mixed use development concept promotes interaction between the uses of the core area through the proximity of diverse activities. This reinforces the commercial viability of all uses. Uses permitted in the Commercial Core area are a mix of retail shopping facilities, public and private offices, housing, hotels, civic and cultural uses, community parks and facilities and pedestrian activity areas.

To promote the concept of mixed, concentrated use in the core area, new commercial development should locate within, or adjacent to, the core. Non-residential development should not be allowed to infiltrate unnecessarily into the residential areas surrounding the core.

6.2.3.1 Residential Uses

High density residential developments such as apartments shall be permitted within the core area in a residential zone, as well as residential uses above other core area uses.

6.2.3.1.1 Residential uses within the core area are subject to the applicable policies contained in Section 6.2.2.3. of this Plan - Future Development.

6.2.3.2 Shopping Facilities

Retail shopping facilities may be composed of single and multi-level malls, shopping arcades as well as shops fronting on small pedestrian streets.

6.2.3.3 Community Services

Community Services such as Health and Social Services, Day Care, Municipal Offices and Community Centre and Service Activities should be a mix of public and private services and should be located convenient to pedestrian routes, and preferably in multi-service arrangements with emphasis on the integration of services.

6.2.3.4 Downtown Core Park

It is intended that the open space located between the Commercial Core area and the shore of Lake Manitouwadge be developed as a downtown community park with passive community oriented facilities such as walk and bicycle trails, park benches, playground equipment, display centres, camp sites, and water oriented facilities. Adequate pedestrian and road access shall be provided to this park from the core area and other areas of the Township.

6.2.3.5 Circulation System

The circulation system in the core area shall include roads, pedestrian spaces and routes which together will provide a network throughout the core area, and provide access to the core area from adjacent areas in the Township.

6.2.3.5.1 The pedestrian system should consist of open and enclosed walkway areas, and public open spaces such as squares that connect to all major activity areas in the core area. Pedestrian crossings shall be provided at major road intersections in the core

area.

Shopping facilities will be encouraged to develop along pedestrian walkways to provide a continuity of retail frontage and an ease of pedestrian access to retail activities. Street furniture should be provided in pedestrian areas.

6.2.3.5.2 Roadways shall provide efficient access to major activity centres in the core area. Traffic management measures such as one way streets, traffic signalization or stop signs shall be provided to ensure the efficient movement of vehicles in the core area.

6.2.3.5.3 Loading, access driveways and storage facilities shall be provided on site for those activities in the core area that require such uses.

6.2.3.5.4 Parking spaces shall be supplied in municipal or privately owned parking lots. Parking lot locations should maximize the opportunities for shared parking, such as lots that may be used jointly for office and retail parking uses.

Parking lots should be designed to minimize their visual intrusion on the pedestrian areas and views of the core area to maintain a pedestrian scale and land use continuity. Landscaping should be provided to minimize the negative visual effects created by parking lots.

Parking lots should be located on the periphery of the core pedestrian/retail mall area to help retain the pedestrian continuity of the core area. Access from these parking lots to major activity centres in the core should be provided by pedestrian walkways.

6.2.3.6 Revitalization

The renovation and refurbishing of buildings in the core area shall be encouraged. To enhance the character of existing buildings and downtown streets, plant materials, street furniture, display facilities, works of art, lighting and other fittings shall be provided.

6.2.3.7 Zoning

Existing uses in the core area shall be zoned accordingly in the implementing zoning by-law. At the time of adoption of a core area master plan, future development sites in the core area shall be zoned for their intended use. Regulations for parking, setbacks, building coverage area, pedestrian open spaces, land uses permitted, and loading and storage facilities shall be set in the zoning by-law for future development in the core area, as a result of the master plan study.

6.2.4 Highway Commercial

Highway Commercial uses shall consist of establishments and uses oriented to servicing the travelling public, tourism and recreation, including, but not limited to, motels, restaurants, drive-in food outlets, automobile service stations, public garages and automobile sales and service dealers, charter aircraft operations and storage and marinas and docks.

6.2.4.1 Location

Highway Commercial uses shall be located along major transportation routes in the Townsite.

6.2.4.2 Future Development

When considering an application for highway commercial development, Council shall have regard for:

- i) the location of the site relative to existing development of a similar nature;
- ii) the size of the proposed development;

- iii) the impact on the surrounding development;
- iv) the provision of buffering to protect adjacent land use; and,
- v) the provision of appropriate off-street parking.

6.2.4.3 Zoning

Highway Commercial uses shall be zoned in a separate zone in the implementing zoning by-law.

6.2.5 Industrial

The uses permitted in the Industrial areas, may include small manufacturing operations, warehouses, service shops, transportation facilities, commercial garages, maintenance garages, equipment storage areas, offices, factory outlets, individual warehouses-retail outlets, secondary mining and forestry related industries and public utilities.

Since the industrial area south of Superior Avenue shown on Schedule A is to be developed on septic tanks, the uses are to be limited to dry non-effluent producing uses with water usage or discharges being of a domestic nature only.

6.2.5.1 Noxious Uses

Uses classified as noxious uses by The Public Health Act or any regulations thereunder shall be prohibited.

6.2.5.2 Open Storage

The open storage of goods or materials shall be controlled by implementing zoning by-laws.

6.2.5.3 Noise and Emissions

Noise and emissions shall be strictly controlled by Municipal by-laws and the requirements of the Ministry of the Environment.

6.2.5.4 Location

Wherever possible, buildings shall be grouped together and set back from adjacent roads a distance which will allow adequate landscaping and permit the parking and movement of vehicles clear of any road allowance.

6.2.5.5 Future Development

When considering industrial development proposals, Council shall have regard for:

- i) the size and type of the proposed development;
- ii) the anticipated impact of the development on the environment and the Townsite area;
- iii) buffering proposed between the development and the surrounding land uses;
- iv) the road network serving the site; and,
- v) the adequacy of water and sewage treatment facilities, existing or proposed.

6.2.5.6 Zoning

Industrial areas shall be zoned in a separate zone in the implementing zoning by-law.

6.2.6 Institutional

The uses permitted in Institutional areas may include cemeteries, churches, public and private schools, hospitals, libraries, community centres, municipal offices, major provincial and federal facilities and other public services.

6.2.6.1 Future Development

When considering institutional development proposals, Council shall have regard for:

- i) the size and type of the proposed development;
- ii) the anticipated impact of the development on the Townsite; and,
- iii) the road network serving the site and proposed parking facilities.

6.2.6.2 Zoning

Institutional uses shall be placed in a separate zone in the implementing zoning by-law.

6.2.7 Parks and Recreation

Within the Townsite, Council shall ensure that appropriate main parks and recreation facilities are adequately provided to serve both existing and proposed developments, in accordance with the policies of Section 5.14 of this Plan.

Uses such as major parks, public and private recreational uses, picnic areas, snow ski areas, golf courses, and public utilities shall be permitted.

Structures permitted accessory to park or recreational uses shall be those which are incidental to the use, such as a golf pro shop, club house, refreshment stand, bleachers, pavilions, playground equipment, swimming pool, change house, ski lifts, etc.

6.2.7.1 Zoning

Parks and recreation shall be zoned in a separate zone in the implementing zoning by-law.

6.2.8 Waterfront Open Space

Lands located along the major waterbodies in the Townsite that are not intended to be developed for active park or recreational uses have been designated as Waterfront Open Space Lands. It is intended that these lands be preserved in their natural state for the use of community residents, and to provide a linear open space network in certain areas in the Townsite. In addition, the designation of these lands will preserve the natural features of the area and protect waterfront shorelines from development that may hinder the quality of the lake environment.

Passive recreational uses such as cross-country skiing, hiking, snowmobiling, and seasonal camping on municipal campsites may be permitted.

Accessory uses such as municipal trails, rest stations or trail markers may also be permitted. No buildings of a permanent nature shall be permitted.

6.2.8.1 Zoning

Waterfront Open Space Lands shall be placed in a separate zone in the implementing zoning by-law.

6.2.9 Hazard Land

- 6.2.9.1 In the absence of more detailed hazard land mapping, the boundaries of the lands designated as Hazard Land on the Land Use Schedule shall be used as guides for the preparation of the zoning by-law provisions which will implement the policies of this section. An amendment to this Plan will not be required for changes to the Hazard Land boundaries, which are deemed to be suitable by Council after consultation with the Ministry of Natural Resources. Where such changes occur, the appropriate abutting land use designation shall apply and the zoning by-law shall be amended accordingly. Council shall amend the Official Plan and implementing zoning by-law to incorporate more detailed hazard land mapping when it becomes available.

6.2.9.1.1 Hazard Land is defined as all lands having inherent environmental hazards, such as flood susceptibility, erosion susceptibility or any other physical condition which is severe enough to cause property damage and/or potential loss of life if those lands were to be developed upon.

6.2.9.1.2 The delineation of Hazard Land on Schedule "A" is based upon a combination of air photo interpretation and field examination.

6.2.9.2 Uses Permitted

The uses permitted shall be limited to agriculture, conservation, forestry, wildlife management areas, public or private parks, golf courses and other outdoor recreational uses and electrical power generation and transmission.

6.2.9.3 Buildings and Fill

No buildings or structures shall be permitted in areas designated as Hazard Land except where such are intended for flood or erosion control or are normally associated with the water course protection works or bank stabilization projects or electrical power and are approved by the Council in consultation with the Ministry of Natural Resources.

6.2.9.4 Land Dedication Under the Planning Act

Where new development is proposed in an area, part of which is in the Hazard Land designation, then such lands may or may not be acceptable as part of the dedication for park purposes as required under the Planning Act. All lands dedicated to the municipality shall be conveyed in a physical condition satisfactory to the municipality. When an open water course is involved, adequate space shall be provided for maintenance and operations.

6.2.9.5 Setbacks and Lot Lines

Building setbacks will be imposed from the margins of the Hazard Land designation in relation to the severity of the existing and potential environmental hazards.

6.2.9.6 Changes to Areas Designated as Hazard Land

As provided in Section 6.2.9.1, an amendment to the Official Plan is not required for changes to areas designated as Hazard Land, as long as the changes are deemed to be suitable to Council after consultation with the Ministry of Natural Resources. Requests for changes will be given consideration after taking into account:

- i) the existing environmental hazards;
- ii) the potential impacts of these environmental hazards;
- iii) the proposed methods by which impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices; and,
- iv) the costs and benefits in monetary terms of any engineering works and/or resource management practices needed to overcome these impacts.

There is no public obligation, however, either to change the delineation of or to purchase any area shown as Hazard Land, particularly if the environmental hazard would be difficult or costly to overcome.

6.2.9.7 Zoning By-law(s)

Hazard Land shall be zoned in a separate classification in the implementing zoning by-law(s). Copies of all by-laws dealing with or affecting areas designated as Hazard Land will be sent to the Ministry of Natural Resources.

6.2.9.8 Existing Non-Conforming Uses

Notwithstanding the existing uses provisions of this Plan, Council shall discourage the expansion of any existing non-conforming uses in areas designated as Hazard Land.

6.3 Rural Land Use Policies

6.3.1 Goal

It is the goal of this Plan to discourage urban related development in the Rural areas of the Township. Natural physical features shall be protected and activities related to the natural resource base of the Township shall be promoted.

No permanent residential development shall be permitted in the Rural area of the Township. Some limited seasonal residential development may be permitted in the Rural Area. This development will be by plan of subdivision only and will not require an amendment to this Plan.

6.3.2 Permitted Uses

Within the Rural designation the following uses are permitted without amendment to the Plan:

- i) sand and gravel extraction including wayside pits and quarries;
- ii) public utilities including a sanitary landfill site and sewage disposal facility;
- iii) public and private recreational facilities;
- iv) airport;
- v) primary forestry and mining operations;
- vi) powder magazine; and,
- vii) seasonal residential uses by plan of subdivision.

6.3.3 Pits and Quarries

Within the Rural designation certain potential aggregate sources have been identified as indicated on Schedule "B". In light of the fact that the amount of good aggregate material in the Township is limited, it is the policy of this Plan to protect these aggregate resources.

As a result, when Council is considering new development in the Rural designation, either those permitted under Section 6.3.2 or those proposed by amendment under Section 6.3.4, regard shall be given to the potential impact of these new developments on the aggregate resources. The proponent of the new development shall provide information satisfactory to Council on the impact of the new development on the aggregate resources.

On Crown Land, rehabilitation clauses may be incorporated into quarry permits to aid in final site cleanup. On private land, Council may require that the owner of the land enter into an agreement with the municipality to ensure adequate rehabilitation of the pit.

6.3.4 Future Development

The future development of uses not outlined in Section 6.3.2 shall only proceed by amendment to this Official Plan. Such an amendment will include adequate documentation to the satisfaction of the Council and the Ministry of Natural Resources as to:

- i) size and type of development proposed;
- ii) suitability of the identified site to accommodate the proposed use;
- iii) the anticipated impact of the development on the Rural and Urban areas of the Township;
- iv) proposed buffering between the development and surrounding areas;
- v) the road network serving the site; and,
- vii) the adequacy of utilities and services.

6.3.5 Zoning

Uses which are existing on the date of passage of this Official Plan by Council, and which are permitted within the Rural designation, shall be placed in the appropriate zone in the implementing zoning by-law.

New development which conforms with the Rural designation shall occur by re-zoning, with the exception of wayside pits and quarries. Such rezoning shall address the items outlined in Section 6.3.4.

Any applications for rezoning shall be accompanied by a report prepared by the applicant, to the satisfaction of Council, dealing with the items listed in Section 6.3.4.

7.0 - TRANSPORTATION POLICIES

7.1 Introduction

This section establishes the general transportation policies for the Township of Manitouwadge.

The Transportation Network, as set out in Schedule "C" is based on the inter-relationship of land use and transportation. The roads are intended to be compatible with the land use and to promote and serve orderly growth. The road pattern is designed to facilitate the safe efficient movement of people and goods for travel within and through the Township.

7.2 General Objectives

The transportation system should fulfill the following objectives:

- i) provide efficient and safe transportation for both people and goods;
- ii) be compatible with land use and promote and serve orderly growth;
- iii) reduce travel conflicts and accidents by the separation of through and local trips and the separation of vehicular and rail traffic; and,
- iv) provide for rights-of-way for long-term improvements to minimize future disruption to adjacent lands.

7.3 Road Classification

- 7.3.1 The roads of the Township, both existing and proposed, are classified according to their anticipated ultimate function.

7.3.2 Provincial Highways

Provincial Highway No. 614 is intended to facilitate the movement of traffic passing through the Planning Area and travelling between the Planning Area and destinations outside the Planning Area. Provincial Highway No. 614 will continue to provide a regional function as a major arterial route of higher order. Undeveloped frontage along this highway shall be subject to access limitations under the jurisdiction of the Ministry of Transportation and Communications.

7.3.3 Major Township Roads

Major Township roads are intended to facilitate the movement of traffic between the Provincial Highway and Local Township roads and to provide access to some of the Rural areas within the Township. It is intended that consents and plans of subdivision that would provide a multitude of access points along Major Township roads be discouraged. A minimum right-of-way width for major Township roads shall be 20 metres (approximately 66 feet).

7.3.4 Local Township Roads

Local Township roads are intended to carry local traffic and are primarily to provide land access to abutting properties in the Urban area of the Township. The movement of through traffic on these roads shall be discouraged. The minimum right-of-way width for local Township roads shall be 20 metres (approximately 66 feet).

7.4 Improvements

It shall be the policy of this Plan that a continuous program of improvement to existing roads and bridges be undertaken within the Township. Provision shall be made in the zoning by-law for adequate set-backs for all new development having regard for the width and function of the abutting road. Where additional land is required for road widening, extensions or rights-of-way, such land may be obtained, by the appropriate agencies, in the course

of approving plans of subdivision, development and redevelopment applications and consents for land severances. Council shall also attempt to preserve established roadside planting along roads in accordance with sound engineering practice.

7.5 Access to Development

The location of access driveways should not create a traffic hazard because of its concealment by a curve, grade or other visual obstruction. Access driveways should be limited in number and designed to minimize the dangers to vehicular and pedestrian traffic in the vicinity. Development shall only be permitted if access to and frontage on a public road is available or established as a condition of approval.

7.6 Conversion to Public Road

Unless it is clearly in the public interest, it is not intended that existing private roads will be assumed by any public agency. No responsibility for access, snow removal, maintenance or use by school buses is acknowledged. Before any private road or any new road in a plan of subdivision is assumed, appropriate standards must be met.

7.7 Parking

7.7.1 Adequate parking facilities shall be provided for all uses within the Township. The implementing zoning by-law shall establish regulations for the amount, type and standard of parking facilities to be provided for various uses within the Township.

7.7.2 Cash-in-Lieu of Parking

Under Section 39 of The Planning Act, 1983, the municipality may enter into an agreement with owners or occupants of land, for the purposes of exempting such land from the parking requirements of the zoning by-law. These agreements may provide for a cash payment to be made to the municipality. All such monies received shall be paid into a special account and used for future

municipal parking purposes. An agreement entered into under this Section may be registered on title to the land which it applies.

8.0 - IMPLEMENTATION

8.1 General

The implementation of the Official Plan policies will be achieved primarily in the following ways.

8.2 Zoning By-Law

It is intended that the Township of Manitouwadge will enact a comprehensive zoning by-law which would reflect the principles, policies and land-use descriptions contained in this Plan. Such a by-law shall make provision for adequate development standards and ensure an orderly sequence of development through the rezoning process.

When Council receives an application for a development project which it considers at that time to be desirable, not premature, capable of being adequately serviced and in conformity with the policies and designations of this Plan, Council may pass an implementing amending by-law to the comprehensive zoning by-law.

8.3 Subdivision Control

All lands within the Township are subject to subdivision and part-lot control by virtue of Section 49 of The Planning Act, 1983.

It shall be the policy of Council to recommend to the Minister of Municipal Affairs for approval only those plans of subdivision which comply with the proposals of this Plan.

It shall be a further policy of Council to ensure that where old registered plans or parts of old registered plans exist and are deficient in some way by reason of inadequate lot size, poor access, or would encourage development in undesirable locations, consideration be given to passing a by-law under Section 49(4) of The Planning Act, 1983 deeming such plans not registered.

8.4 Land Severances

Land development shall take place primarily by plan of subdivision. Consents will only be granted in cases where it is clearly not necessary in the public interest that a plan of subdivision be registered. If a plan of subdivision is not deemed necessary, regard shall be given to the policies of the Plan and to the criteria itemized in Section 5.7.2.

8.5 Capital Works Program

It is intended that construction of public works within the Township shall be carried out in accordance with the policies of this Plan.

Implementation of policies contained in this Plan may involve the provision of some community facilities, together with other programs which require public financing. The text and schedules of the Plan outline the nature and scope of these projects, either directly or by implication. They would include, for example, development of neighbourhood and community parks and schools, road improvements and construction and implementation of master plans for water supply and distribution.

An individual 5-year Capital Works Program would then be developed which Council could carry out systematically, adopting initially the first year of the program as part of their budget. Such a 5-year program would be reviewed annually as part of the capital budget procedure.

8.6 Environmental Impact Assessment

Since the overall intent of this Plan is to protect the areas' amenities and resources, Council or the Provincial Government may require further investigations as to the effects of significant proposed development. These investigations shall be required in the form of an assessment of the impact on the environment and shall generally be required for all major or significant development projects including new roads, utilities and transmission lines, dams and commercial, industrial and

recreational developments which may be expected to have a significant or cumulative impact. In determining what is a major or significant development, consideration shall be given to the relationship to the surrounding area, possible effects on water quality, scale of change that may be caused and need to preserve the general amenities.

Where The Environmental Assessment Act (R.S.O. 1980) is applied, the Report shall follow the form required by the Act. Where the municipality requires a report on a proposed development not covered by the Act, the Report shall include:

- a description of the environment assessed and affected;
- an analysis of the effects of the development;
- a description of the actions necessary to prevent or remedy any adverse effects upon the environment; and,
- an evaluation of the advantages and disadvantages of the undertaking in terms of the environment.

Assessment Reports shall be prepared by the agency or developer concerned. Prior to the proposed development's approval, a copy of the Report shall be submitted to the Council and to all other parties having an interest in the matter for their review and comments.

8.7 Building By-Laws

Council shall ensure that any building by-law pursuant to the provisions of the Building Code Act (R.S.O., 1980) properly implements the policies of this Plan.

8.8 Pits and Quarries Control

Council shall consider the enactment of by-laws to regulate the operation of pits, quarries and related matters, as set out in Section 6.3.3 of this Plan, or, as an alternative, provide the Ministry of Natural Resources with a list of conditions it wishes to have applied to all operations under the Ministry's control, in

accordance with The Mining Act (R.S.O. 1980).

8.9 Bonus By-Laws

Council shall consider the enactment of bonus by-laws under Section 36 of The Planning Act, 1983 for the granting of bonuses in height and density of development, in return for meeting the following policy objectives of this Plan for the Commercial Core Area of the Townsite:

- i) the development of an active pedestrian area with public open spaces, walkways and landscaping in conjunction with a development proposal, that connects with the main pedestrian circulation system in the core area; and,
- ii) the renovation and refurbishment of buildings in the core area as a result of a development proposal.

Agreements may be entered into between the municipality and developer that deal with the matters related to a bonus by-law and such agreement may be registered on title.

8.10 Site Plan Control

In accordance with the policies of Section 5.5 of this Plan and Section 40 of The Planning Act, 1983, certain portions of the Townsite of Manitouwadge are designated as Proposed Site Plan Control Areas. Information, as identified in Section 5.5 of this Plan and Section 40 of The Planning Act, 1983, may be required by the municipality for any development proposed within these areas.

8.11 Other By-Laws

Council shall review its existing legislation pursuant to The Municipal Act and other relevant Provincial statutes and update, revise or introduce new legislation governing such uses as waste disposal sites, trailers, mobile home parks, salvage yards, signs and business licensing to ensure such uses are properly regulated and controlled.

8.12 Community Improvement

Community Improvement may be defined as activities that maintain, rehabilitate and redevelop the existing physical environment of an area to accommodate the social and economic priorities of a community.

8.12.1 Goals and Objectives of Community Improvement

Within Manitouwadge, the goals of community improvement are:

- i) To safeguard the health, convenience and enjoyment of both residents and visitors by improving social, cultural and recreational facilities and services;
- ii) To improve the Township's physical environment by participating in and/or encouraging programs which improve the municipal physical services, facilities and streetscapes and by encouraging private property owners to upgrade their holdings; and,
- iii) To protect and improve the economic well being of the Township and its residents by encouraging and/or participating in programs that will promote new jobs, new capital investment and increases in the economic base and municipal tax base, having regard for the cost/benefit relationship of such programs.

8.12.2 In the Community Improvement Area, the Township of Manitouwadge shall achieve the above goals by meeting the following objectives, where feasible:

- i) Provide publicly-owned and operated sewage collection facilities to all property owners. These services shall be in good working order and free from problems;
- ii) Provide publicly-owned water services to all developed properties in the townsite. The water

shall be of a high quality and the water distribution system shall be in good working order and free from problems;

- iii) Pave all roads in the townsite with hot mix asphalt (HL4) and surface treat all roads outside of the townsite;
- iv) Provide lanes in the townsite which are gravel surfaced, adequately drained and well-maintained;
- v) Provide adequate streetlighting on all roads;
- vi) Provide low intensity lighting on footpaths, lanes and in park areas;
- vii) Provide sidewalks of an adequate width on both sides of the streets in the townsite;
- viii) Improve existing and establish new parks, playgrounds, rest areas, open space areas, indoor recreational facilities and water access facilities;
- ix) Improve existing and establish new social and recreational facilities and programs for children, adults and senior citizens;
- x) Phase out non-compatible land uses as identified by both the Official Plan and the zoning by-law; and,
- xi) Prepare and implement a design scheme and marketing strategy for the Commercial Core.

In achieving the above objectives, Council shall consider whether finances permit the undertaking of these objectives.

8.12.3 Criteria for the Selection of Community Improvement Areas

The following criteria shall be applied by Council when delineating a part or parts of the Township as Community Improvement Areas:

- i) deficiencies in the piped water and sewer facilities servicing an area;
- ii) the lack of, or inadequacy of pedestrian walkways;
- iii) the lack of, or inadequacy of space and facilities for public parks and recreational facilities;
- iv) the substandard construction or maintenance of existing buildings that cause a public health and safety problem, negative aesthetic impression and/or an unattractive physical atmosphere that decreases the potential for retaining or developing a viable residential, commercial, industrial or institutional area;
- v) the lack of parking facilities, and/or the inadequate design of such facilities;
- vi) the lack of, or inadequacy of local roads to provide efficient and safe transportation service;
- vii) the lack of visual and social amenities such as street and pedestrian landscaping and furniture, buffering, display centres, sheltered pedestrian areas and lighting systems;
- viii) the lack of community cultural and entertainment facilities; and,
- ix) the lack of an appropriate mix of land uses and the underutilization of existing lands in areas intended to serve as major community focus or activity areas.

8.12.4 Delineation of Community Improvement Areas

Types of Community Improvement Areas that may be delineated by Council are downtown core areas, residential neighbourhoods and industrial areas that may require rehabilitation in accordance with the criteria established in Section 8.12.2 of this Plan. Based on the criteria set out in Section 8.12.2, a Community

Improvement Area has been delineated and shown on Schedule "D".

8.12.5 Phasing of Improvements

The following considerations shall be taken into account in the phasing of improvements:

- i) The improvement which will most substantially increase the safety, stability and aesthetic quality of the community shall be undertaken first;
- ii) In determining the importance of the projects, Council shall take into account the comments received from the landowners/residents at advertised public meetings;
- iii) The disruption to the community shall be limited wherever possible; and,
- iv) Prior to undertaking any improvements, Council shall be satisfied that it can reasonably finance and afford the Township's share of costs associated with the required improvement.

8.12.6 Implementation

Council shall endeavour to achieve the Community Improvement goals and objectives, as stated in this Plan, through a comprehensive land use planning program. The tools of implementation may include the following:

- i) Within Community Improvement Area, as shown on a Schedule "D" to the Official Plan, the designation of Community Improvement Project Areas and the preparation of Community Improvement Plans under Sections 28(2) and 28(4) of The Planning Act, 1983.
- ii) use of public funds obtained through municipal, Provincial and Federal programs;
- iii) the acquisition of land;

- iv) the holding of land acquired within a Community Improvement Project Area;
- v) passing and enforcing a property standards by-law under Section 31 of The Planning Act, 1983;
- vi) rezoning lands in a manner that provide for mixed land uses;
- vii) passing and enforcing of bonus by-laws under Section 36 of The Planning Act, 1983;
- viii) encouragement of rehabilitation; and,
- ix) downtown revitalization programs and a Business Improvement Area program.

8.13 Public Participation

Council shall undertake a program of planning education for the citizens of the Township whenever opportunities may arise and shall be satisfied that an adequate level of public understanding with regard to the purpose and content of Official Plans exists at the time of formal approval and with any future amendments to the Plan as they arise. Public discussion of the Plan shall be encouraged and informed opinions shall be solicited from local citizens prior to the adoption of the Plan as the Official Plan of the Township of Manitouwadge.

The importance of public awareness and understanding of the proposals contained in this Plan shall be stressed since the broadening of the base of public understanding and participation in planning will strengthen the possibility of accomplishing lasting benefits for the Township as a whole.

8.14 Official Plan Amendments and Notification

When development which would require an amendment to this Plan is proposed, such amendments shall only be considered if they would conform to the major objectives of this Plan.

The following procedures shall be followed to ensure that the public receives adequate notification of a proposed amendment:

i) Public Meetings

Prior to the adopting of any amendment to this Plan, Council shall have the amendment prepared, arrange a public meeting to present the amendment and receive comments on the amendment from the public.

ii) Notice

Notice shall be given in accordance with Ontario Regulation #402/83 by publication in a newspaper(s) having general circulation in the Township; or by personal service or prepaid first class mail to every landowner in the area to which the amendment applies, and within 120 metres of the area to which the amendment applies, and to every person or agency who has given the Clerk of the Township a written request for such notice in respect of an Official Plan Amendment.

The notice shall contain Council's intent to consider an amendment to this Plan, the general content and purpose of the amendment and the date, time and place for each public meeting.

iii) Record of Meetings

A record shall be made of each public meeting and it shall be appended to the amendment prior to its adoption by Council.

iv) Notice of Approval

Following approval of the amendment, a notice shall be placed in the local newspaper(s) advising of such approval and that copies of the amendment may be obtained from the municipality.

8.15 Alternative Notice Procedures

The procedure for informing and involving the public in respect of Official Plan amendments and zoning by-laws, other than minor Official Plan amendments and minor zoning by-laws, shall be in accordance with Sections 17(2) and (3) and 34(12) and (13) of The Planning Act, 1983.

8.15.1 Public Participation - Official Plan Amendments

8.15.1.1 A minor Official Plan amendment shall be defined as:

- i) An amendment that changes the land use designation of a site not exceeding one (1) hectare in area;
- ii) An amendment that, by means of a "notwithstanding clause", alters a policy for a site not exceeding one (1) hectare in area; and,
- iii) Notwithstanding the above, proposals in respect to a mobile home use, multiple residential use (three (3) dwelling units or more), shopping centre use (three (3) commercial establishments or more) and heavy industrial use are not included.

8.15.1.2 Notice under Section 17 (4) of The Planning Act, 1983 of a public meeting for the purpose of informing the public in respect of a proposed minor Official Plan amendment shall be given by personal service or prepaid, first class mail to every owner of land in the area to which the proposed Plan amendment would apply and within 120 metres of the area to which the proposed Plan amendment would apply, as shown on the last revised assessment roll of the municipality at the address shown on the roll, but where the Clerk of the Township of Manitouwadge has received written notice of a change of ownership of land, notice shall be given only to the new owner at the address

set out in the written notice.

8.15.1.3 Notice of the above-mentioned public meeting shall also be given by personal service or prepaid, first class mail to every person and agency that has given the Clerk of The Township of Manitouwadge a written request for such notice in respect of the proposed Plan amendment provided this written request shows the person's or agency's address.

8.15.1.4 The public meeting shall be held not sooner than ten (10) days after personal service or the receipt of prepaid, first class mail. For these purposes, first class mail shall be considered to be received two (2) days after it is postmarked.

8.15.1.5 The Notice shall indicate the date, time and location of the public meeting where the proposed Amendment will be considered. The Notice shall give the amendment and contain a map, if applicable. It shall indicate that any person may attend the public meeting and/or make written or verbal representation in support of, or in opposition to, the proposed Official Plan amendment. It shall indicate that additional information relating to the proposed amendment is available for inspection during office hours at the appropriate office.

8.15.2 Public Participation - Minor Zoning By-law Amendments

8.15.2.1 A minor zoning by-law shall be defined as a Zoning by-law that:

- i) Changes the zone designation of lands not exceeding two lots and six thousand square metres in area to the Residential Zone 1 (R1), Residential Zone 2 (R2) and Mobile Home Residential Zone 3 (R3);

- ii) Changes the zone designation of lands not exceeding two hectares in area to the Rural Zone (RU) and lands not exceeding one hectare in area to the Open Space Recreational Zone (O1), Open Space Lakefront Zone (O2), Institutional Zone (I), Industrial-Service Zone (M1), Industrial-Extractive and Forestry Zone (M2), General Commercial Zone (C1), Highway Commercial Zone (C2) and Waterfront Commercial Zone (C3);
- iii) Amends the zoning regulations in respect to the coverage, yards, location of accessory buildings, amount of occupancy of floor area and use permitted for home industries, home occupations or home professions and accessory uses for lands and buildings in the zones described in clauses i) and ii) above; and,
- iv) Notwithstanding the above, proposals in respect to a shopping centre use (three commercial establishments or more) are not included.

8.15.2.2 Notice under Subsection 34 (14) of The Planning Act, 1983 of a public meeting for the purpose of informing the public in respect of a proposed minor zoning by-law shall be given by personal service or prepaid, first class mail to every person assessed in respect of land in the area to which the proposed by-law would apply and within 120 metres of the area to which the proposed by-law would apply, as shown on the last revised assessment roll of the municipality, at the address shown on the roll, but where the Clerk of the Township of Manitouwadge has received written notice of a change of ownership or occupancy of land, notice shall be given only to the new owner or occupant, as the case may be, at the address set out in the written notice.

- 8.15.2.3 Notice of the above-mentioned public meeting shall also be given by personal service or prepaid, first class mail to every person and agency that has given the Clerk a written request for such notice in respect of the proposed zoning by-law, provided this written request shows the person's or agency's address.
- 8.15.2.4 The public meeting shall be held not sooner than ten days after personal service or the receipt of prepaid, first class mail. For these purposes, first class mail shall be considered to be received two days after it is postmarked.
- 8.15.2.5 The Notice shall indicate the date, time and location of the public meeting where the proposed by-law will be considered. The proposed by-law, schedules (if any) and the Purpose and Effect of the by-law shall be provided. The Notice shall indicate that any person may attend the Public Meeting and/or make written or verbal representation, either in support of, or in opposition to, the proposed zoning by-law amendment. The Notice shall also indicate that additional information relating to the proposed by-law is available for inspection during office hours at the municipal office.

8.16 Property Maintenance and Occupancy Standards

This Plan is committed to the maintenance and development of Manitouwadge as a safe, healthy and attractive environment. Therefore, Council may pass a by-law pursuant to Section 31 of The Planning Act, 1983 which sets out standards for the maintenance and occupancy of property and prohibits the use of property which does not conform with the standards. The by-law shall require that all sub-standard properties be repaired in conformance with the by-law or be cleared of all buildings, debris, structures or refuse and left in a graded and levelled condition. The by-law shall specify the manner in which the by-law will be administered and enforced.

8.16.1 The above by-law may address the following:

- i) The physical condition of yards and passageways, including any accumulation of debris and rubbish and discarded motor vehicles and trailers;
- ii) The adequacy of sanitation, including drainage, waste disposal and garbage;
- iii) The physical condition of accessory buildings; and,
- iv) The physical condition of all buildings and dwellings with particular regard to the following:
 - (a) insects and vermin;
 - (b) structural standards and appearance;
 - (c) tightness against wind, water and weather;
 - (d) adequate heat, light and ventilation;
 - (e) condition of stairs;
 - (f) condition of interior walls, floors and ceilings;
 - (g) satisfactory plumbing facilities, including washroom and toilet facilities;
 - (h) condition of chimneys and external appurtenances;
 - (i) general cleanliness;
 - (j) adequacy of noise abatement and privacy;
 - (k) adequacy of electrical services;
 - (l) adequacy of food preparation and kitchen facilities;
 - (m) adequacy of access and egress;

- (n) standards of living area, room sizes and occupancy;
- (o) adequacy of fire protection and safety and warning devices; and,
- (p) adequacy of thermal insulation and storm windows and storm doors.

8.16.2 After passing the above by-law, Council shall appoint a Property Standards Officer and a Property Standards Committee. The appointment and responsibility of the Property Standards Officer and Property Standards Committee shall be in accordance with Section 31 of The Planning Act, 1983.

9.0 - INTERPRETATION

9.1 General

This Plan generally provides a twenty year development framework to guide future growth of the Township of Manitouwadge. In determining whether or not an amendment to the Plan is required, special regard shall be given to the definitions and policies of each land-use category under Section 6 and other general development policies of Section 5.

9.2 Land Use Boundaries

The boundaries between land uses designated on Schedules "A" and "B" are approximate only, except where they coincide with major roads, railway lines, rivers or other clearly defined physical features. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not necessitate an amendment to this Plan, in addition, numerical standards contained in the text are not to be construed as being absolutely rigid. In this context, most of the suggested planning standards have been included as guidelines for Council to follow and should be periodically reviewed as to their adequacy in meeting changing circumstances.

9.3 Agency Names and Responsibilities

From time to time, the names of various government agencies may change. In addition, responsibilities may shift from agency to agency. The names of the various agencies responsible for the many programs, regulations and approvals are given in this Plan as of the date of adoption of this Plan. It is not intended to amend this Plan each time a name change or function shift occurs. Rather, this Plan shall be interpreted so as to refer to those agencies named, or to their successors, as conditions dictate.

9.4 Legislation

From time to time, Provincial legislation may be replaced by new legislation bearing a new name. In addition, every 10 years, all the Statutes in Ontario are revised and all sections of the many Acts of Legislation are renumbered to reflect any additions or deletions made in each Act in the previous decade. The names and sections of the various Acts used in this Plan are according to the Revised Statutes of Ontario as of the date of adoption of this Plan. It is not intended to amend this Plan each time an Act is renamed or when new consolidations of the Statutes are issued. Rather, this Plan shall be interpreted so as to refer to those Acts of the Legislation named or to their successors, as conditions dictate.

SCHEDULE A

FUTURE LAND USE
URBANIZED AREA

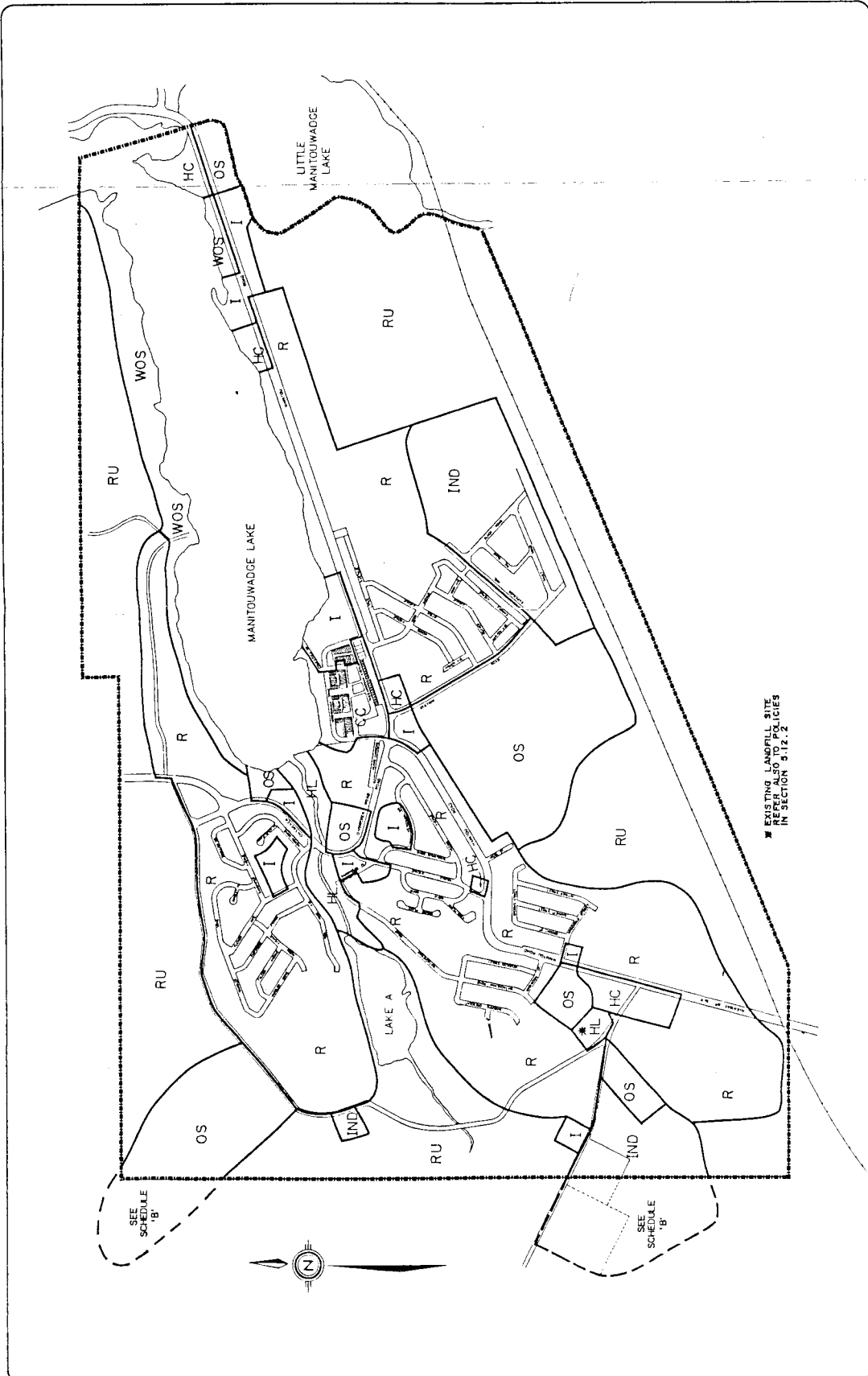
- LEGEND**
- R** RESIDENTIAL
 - CC** COMMERCIAL CORE
 - HC** HIGHWAY COMMERCIAL
 - IND** INDUSTRIAL
 - I** INSTITUTIONAL
 - OS** PARKS AND RECREATION
 - WOS** WATERFRONT OPEN SPACE
 - RU** RURAL
 - HL** HAZARD LAND

Manitou Wadja Township Boundary

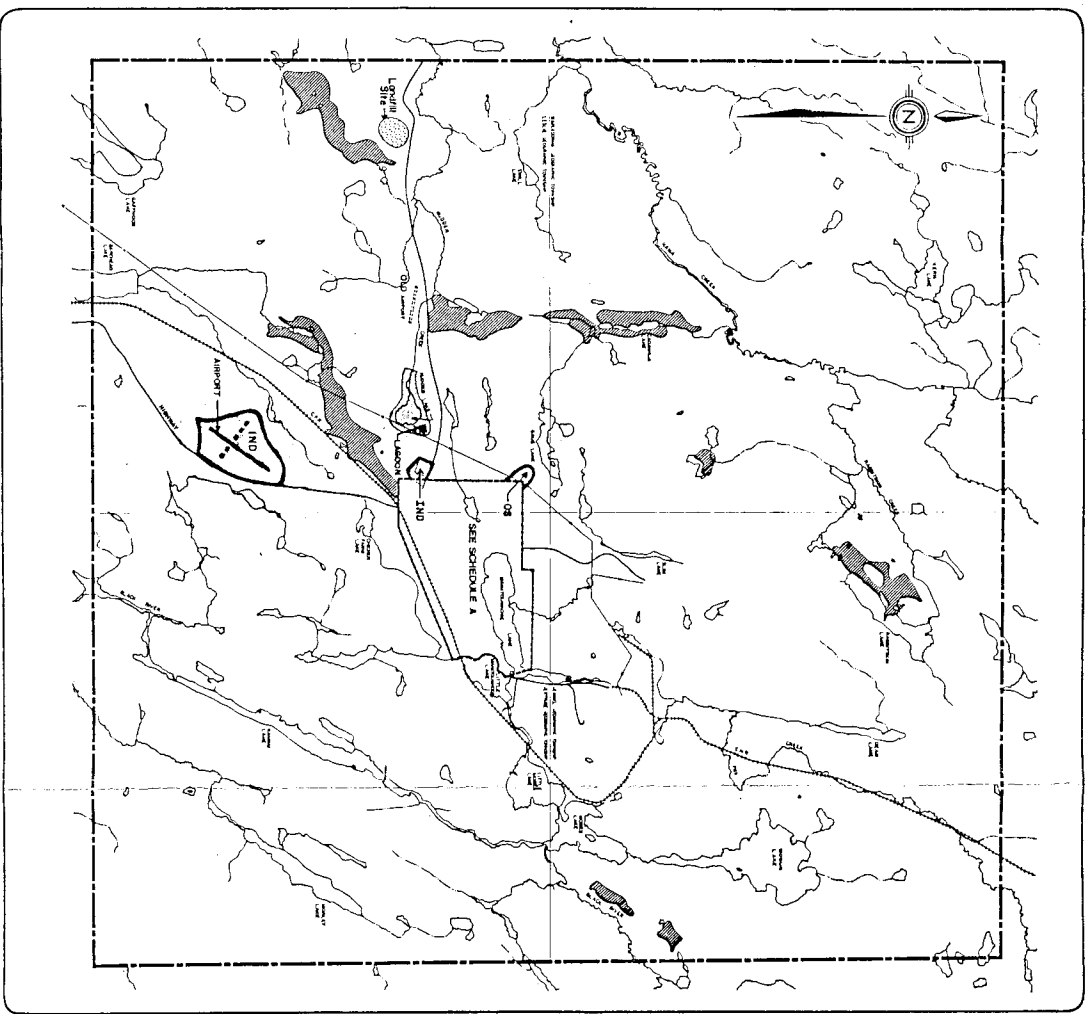
OFFICIAL PLAN TOWNSHIP OF MANTOUWADJE

April 1996

C ONLINE ENGINEERING & PLANNING LTD
WILLIAMSON, ONTARIO



Official
Paper
2000/10



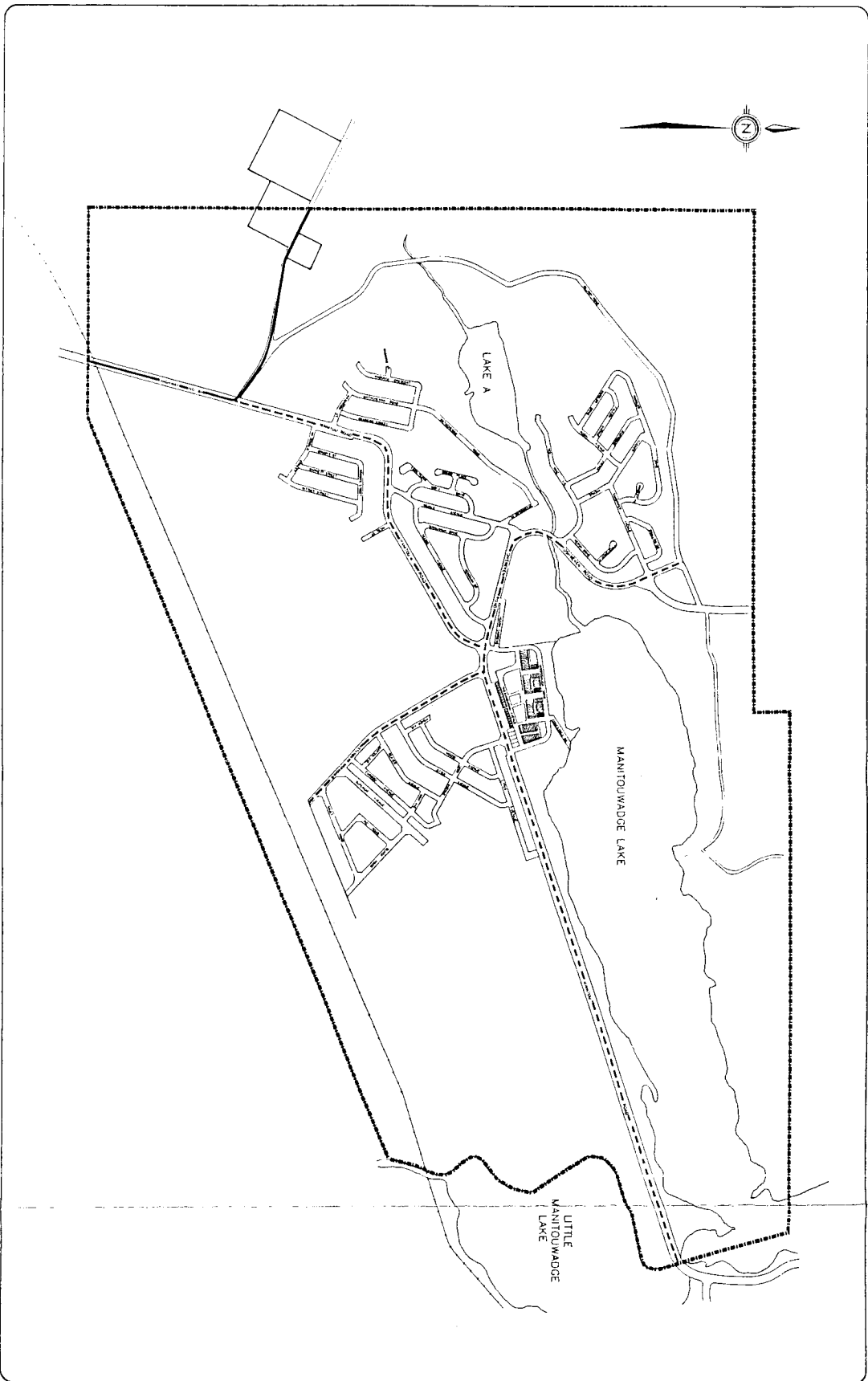
SCHEDULE B

FUTURE LAND USE RURAL AREAS

- Legend**
- (R)** Rural Land Use Designation
 - (A)** Agricultural (Barren)
 - (S)** Special Study Area
 - (C)** Conflict Site
 - (I)** Industrial
 - (O)** Open Space

Official Plan of the
Township of
Manitowadge

C CONLIN ENGINEERING & PLANNING LTD.
MANITOWADGE, ONTARIO
NO. 1456



SCHEDULE "C"

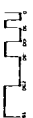
TRANSPORTATION NETWORK

LEGEND

- PROVINCIAL HIGHWAY
- MAJOR ROADS
- MINOR ROADS

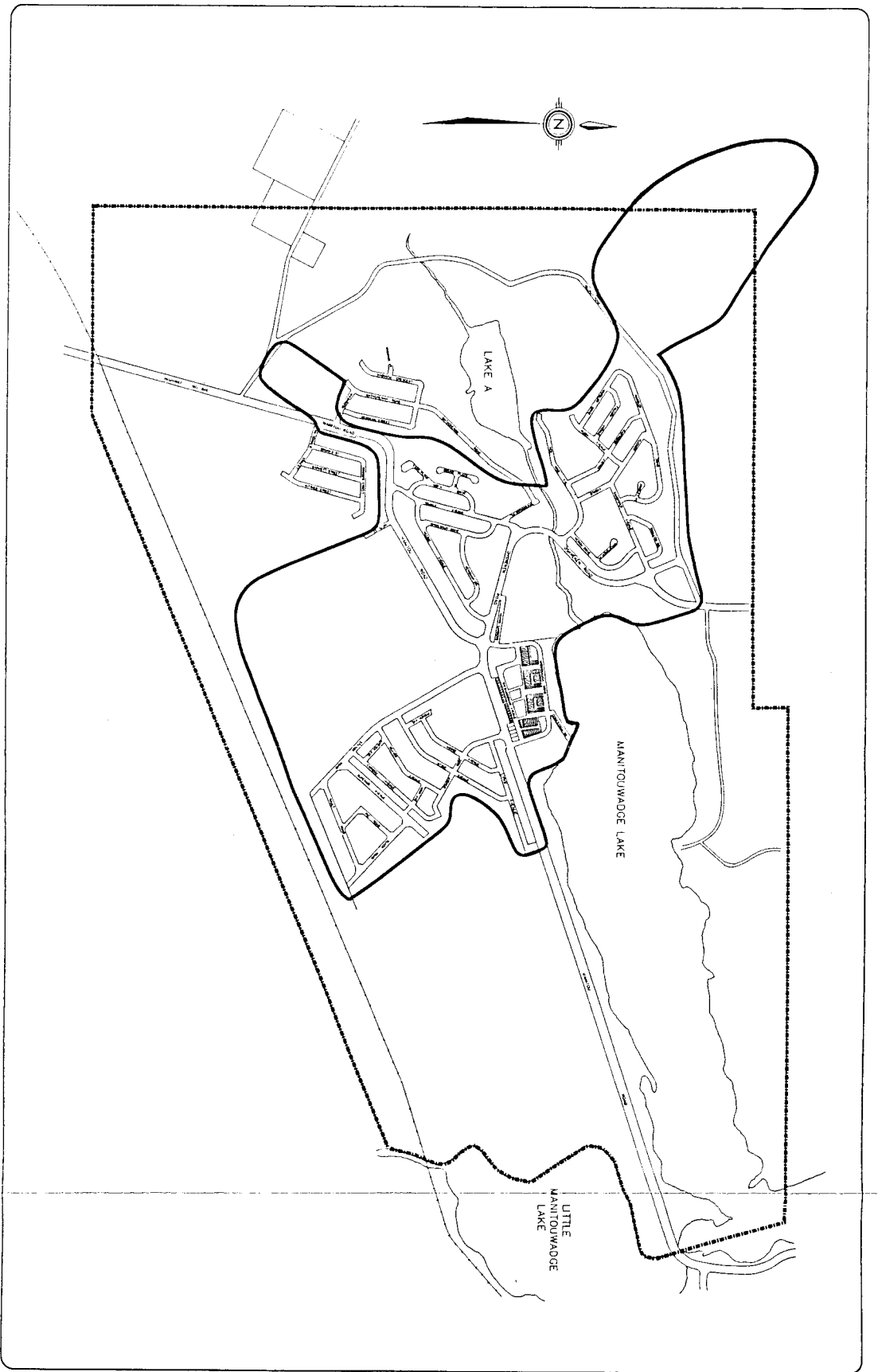
Mantouwadge Township Boundary

OFFICIAL PLAN TOWNSHIP OF MANTOUWADGE



April 1996

C OXLEY ENGINEERING & PLANNING LTD
WILLIAM ADRIAN REID CLARK



SCHEDULE D

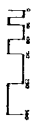
COMMUNITY IMPROVEMENT AREA

LEGEND

— COMMUNITY IMPROVEMENT AREA

Manitowadge Township Boundary

**OFFICIAL PLAN
TOWNSHIP OF
MANITOWADGE**



CONLIN ENGINEERING & PLANNING LTD.
111-110
100 LAKE

April 1995

THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE

BY-LAW NO. 89-76

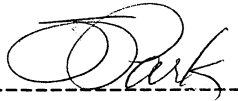
Being a By-law of the Corporation of the Township of Manitouwadge to adopt an Amendment to the Official Plan.

The Council of the Corporation of the Township of Manitouwadge in accordance with the Planning Act, hereby enacts as follows:


1. Amendment No.1 to the Official Plan of the Township of Manitouwadge is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of the aforementioned Amendment No. 1 to the Official Plan of the Township of Manitouwadge, a copy of which is attached hereto as Schedule "A" to this By-law.
3. This By-law shall come into force and take effect on the day of the final passing hereof.

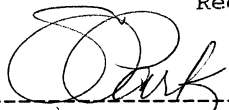
READ a first and second time
this 13 day of December, 1989.


Reeve


Deputy Clerk

READ a third time and finally
passed this 13 day of December,
1989.


Reeve


Deputy Clerk

AMENDMENT NO. 1

TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF MANITOUWADGE

This Amendment No. 1 to the Official Plan of the Corporation of the Township of Manitouwadge which was adopted by the Council of the Corporation of the Township of Manitouwadge is hereby modified as follows:


1. Part B, entitled "The Amendment", is modified by adding the following as Section 1, and the balance of the sections are renumbered accordingly:
 1. Section 5.5, Site Plan Control and Agreements, page 14, is amended by adding the words "and temporary sleep camps in the "Rural" designation shown on Schedule A, Future Land Use (Urbanized Area) and Schedule B, Future Land Use (Rural Areas)" after the words "(Urbanized Area)".
2. Part B, entitled "The Amendment", is modified by inserting the following after the words "to read as follows:" in Section 4 (previously Section 3):

"6.2.5.7 Sleep Camps"

As thus modified, this amendment is hereby approved pursuant to Sections 17 and 21 of the Planning Act, 1983.

Date:

APRIL 29/91


Peter W. Boles, M.C.I.P.
Director
Plans Administration Branch
North and East
Ministry of Municipal Affairs

AMENDMENT NO. 1
TO THE OFFICIAL PLAN
OF THE
CORPORATION OF THE TOWNSHIP OF MANITOUWADGE

OFFICIAL PLAN
FOR THE
CORPORATION OF THE TOWNSHIP OF MANITOUWADGE
AMENDMENT NO. 1

Amendment No. 1 to the Official Plan for the Corporation of the Township of Manitouwadge was prepared and recommended to the Council of the Corporation of the Township of Manitouwadge under the provisions of The Planning Act, on the 13th day of December, 1989.

Silvio Cortolero
Reeve

C. H. Marshall
Clerk

This Amendment was adopted by the Corporation of the Corporation of the Township of Manitouwadge by By-law No. 89-76 in accordance with the provisions of The Planning Act, on the 13th day of December, 1989.

Silvio Cortolero
Reeve

C. H. Marshall
Clerk

This Amendment No. 1 to the Official Plan for the Corporation of the Township of Manitouwadge which has been adopted by the Council of the Corporation of the Corporation of the Township of Manitouwadge, is hereby approved in accordance with The Planning Act as Amendment No. 1 to the Official Plan for the Corporation of the Township of Manitouwadge.

Date

Minister of Municipal Affairs

INTRODUCTION

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT consisting of the following text and map constitutes Amendment No. 1 to the Official Plan for the Corporation of the Township of Manitouwadge.

**CORPORATION OF THE TOWNSHIP OF MANITOUWADGE
OFFICIAL PLAN AMENDMENT**

Part A - The Preamble

Purpose

The purpose of this amendment is to amend the Official Plan of the Corporation of the Township of Manitouwadge to let sleep camps be a temporary use in the Industrial and Rural Designations.

Location

The proposed change will affect all areas designated as Industrial and Rural within the Township of Manitouwadge as designated on Schedule A to the Official Plan.

Basis

The basis of this amendment is described in detail in the attached planning report.

Part B - The Amendment

The Official Plan is amended by the following actions:

1. The Official Plan is amended by the deletion of the following:

"Any use introduced under such a temporary use by-law does not acquire the status of a legal non-conforming use at the expiration of the by-law(s) and at that time must therefore cease", in Section 5.17.

And replaced with the following:

Prior to the approval of a temporary zoning by-law, Council shall be satisfied that the following principles and criteria are met:

- i) The proposed use shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner, so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use provisions.
- ii) The proposed use shall not be incompatible with adjacent land uses and the character of the surrounding area.

MODIFICATION

NO. 1
UNDER SECTION 17(9) OF
THE PLANNING ACT, 1983

- iii) The proposed use may or may not require the extension or expansion of existing municipal services.
 - iv) The proposed use shall not create any traffic circulation problems within the area nor shall it adversely effect the volume and/or type of traffic serviced by the Township's roads.
 - v) Parking facilities required by the proposed use shall be provided entirely on site.
 - vi) The proposed use shall generally be beneficial to the community as a whole.
2. The Official Plan is amended by the addition of the words "sleep camps" to Section 6.2.5 as indicated below to read as follows:

6.2.5 Industrial

The uses permitted in the Industrial areas, may include **sleep camps**, small manufacturing operations, warehouses, service shops, transportation facilities, commercial garages, maintenance garages, equipment storage areas, offices, factory outlets, individual warehouses-retail outlets, secondary mining and forestry related industries and public utilities.

3. The Official Plan is amended by the addition of Section 6.2.5.7 and to read as follows:

Sleep camps will only be permitted as temporary uses under the provisions of Section 34 of the Planning Act. In considering an application for a temporary rezoning to permit a sleep camp, Council shall have regard for the principles and criteria of Section 5.17, Temporary Use By-law.

4. The Official Plan is amended by the addition of the words "sleep camps" to Section 6.3.2 as indicated below to read as follows:

6.3 Rural Land Use Policies

6.3.2 Permitted Uses

Within the Rural designation the following uses are permitted without amendment to the Plan:

- i) sand and gravel extraction including wayside pits and quarries;

- ii) public utilities including a sanitary landfill site and sewage disposal facility;
- iii) public and private recreational facilities;
- iv) airport;
- v) primary forestry and mining operations;
- vi) powder magazine;
- vii) seasonal residential uses by plan of subdivision; and,
- viii) **sleep camps**, subject to the provisions of Section 5.17 and 6.2.5.7.

Part C - The Appendix

1. Planning Report

APPENDIX

PLANNING REPORT MANITOUWADGE CARAMAT ROAD SLEEP CAMP PROPOSAL

I. DESCRIPTION OF PROPERTY - CARAMAT ROAD

The proposed site is located southwest of the townsite on the south side of the Caramat Road between the Rod and Gun Club and Ministry of Transportation Patrol Yard locations. The 5.08 hectares of land is mainly flat with a slight rise in topography toward the south. The central portion of the site is low lying. The water table at the site is high and as a result sustains vegetation and tree species, such as black spruce, indicative of the site conditions. Modifications to the existing drainage will be required. Existing land use activities surrounding the vacant site consists of a cemetery to the north, Pic River Forest Products Limited maintenance and marshalling site for logging operations, and the Ministry of Transportation Patrol Yard, both west of the proposed industrial park site. The Manitouwadge Rod and Gun Club abuts the site on the east side, while land use activity to the south consists of an M.T.C. gravel pit reserve.

II. PROPOSED DEVELOPMENT

Manitouwadge has in the recent past and will continue to experience a significant increase in economic activity which is primarily due to the mining activity in the Hemlo mining area. Council has expressed concern that there are no sites in the Township presently available to house a temporary work force, should the need arise. This work force would likely be related to the construction of a mining facility. As a consequence, Council selected a site currently available in the Township's industrial park and asked for a planning report on the suitability of the site as a 'sleep camp'. In addition, the report is to look at the Official Plan and recommend any other revisions related to the issue.

III. POTENTIAL IMPACTS - CARAMAT ROAD SITE

Positive aspects for the development of a sleep camp on this site consist of the following:

- land is large enough for projected and future development;
- a sewer forcemain exists along the Caramat Road;
- potential exists for the extension of waterline services at a reasonable cost;
- road access is already in existence;
- extra traffic flow will be away from the townsite;
- physical features such as terrain, topography, and size of property are conducive to the development;

- the majority of surrounding uses are compatible;

Constraints identified with the site consist of:

- a high water table resulting in a wet site; drainage works are needed.
- the land belongs to the crown; land tender negotiations will be required with the Ministry of Natural Resources.
- the site is adjacent to an active rifle club firing range;
- cost of servicing the site with a sanitary sewer system is too costly;

Official Plan Policies

The subject property is designated as 'Industrial' in the Official Plan for the Township of Manitouwadge. The policies of the Industrial designation state:

6.2.5 Industrial

The uses permitted in the Industrial areas, may include small manufacturing operations, warehouses, service shops, transportation facilities, commercial garages, maintenance garages, equipment storage areas, offices, factory outlets, individual warehouses-retail outlets, secondary mining and forestry related industries and public utilities.

Since the industrial area south of Superior Avenue shown on Schedule A is to be developed on septic tanks, the uses are to be limited to dry non-effluent producing uses with water usage or discharges being of a domestic nature only.

6.2.5.1 Noxious Uses

Uses classified as noxious uses by the Public Health Act or any regulations thereunder shall be prohibited.

6.2.5.2 Open Storage

The open storage of goods or materials shall be controlled by implementing zoning by-laws.

6.2.5.3 Noise and Emissions

Noise and emissions shall be strictly controlled by Municipal by-laws and the requirements of the Ministry of the Environment.

6.2.5.4 Location

Wherever possible, buildings shall be grouped together and set back from adjacent roads a distance which will allow adequate landscaping and permit the parking and movement of vehicles clear of any road allowance.

6.2.5.5 Future Development

When considering industrial development proposals, Council shall have regard for:

- i) the size and type of the proposed development;
- ii) the anticipated impact of the development on the environment and the Townsite area;
- iii) buffering proposed between the development and the surrounding land uses;
- iv) the road network serving the site; and,
- v) the adequacy of water and sewage treatment facilities, existing or proposed.

6.2.5.6 Zoning

Industrial areas shall be zoned in a separate zone in the implementing zoning by-law.

The proposed use is not currently permitted in the 'Industrial' designation. In addition, the industrial uses currently permitted by Section 6.2.5 would not be compatible, in the long term, with any kind of permanent residential use. A temporary sleep camp, however, could be appropriate, given proper buffering, site design, and setbacks. In addition, although one specific site has been identified by Council within the Industrial designation, the potential exists for other sites throughout the Rural area of the Township.

Zoning By-law

The subject property is zoned Industrial-Service-M1 according to By-law 87-25. A sleep camp is not a permitted use in this zone and would require an amendment.

Conclusions

The use of a sleep camp is one that should be permitted in some locations in the Township. Large scale construction for mining or hydro-electric projects require temporary housing for the work force. If such housing is available, the temporary impacts of increased housing cost and crowded conditions can be avoided.

The location selected by council has significant advantages related to the ease of access to road, water, and sewer services. No one industry, however, has expressed a direct interest in this site. There may be other sites as well, in the Rural area of the Township, that are also suitable.

The Township, in considering a proposal for such a use, should retain control by ensuring that a zoning amendment is required. This need for control must be balanced against the requirement that a site may be needed very quickly. In addition, the use of a sleep camp should only be temporary and the municipal zoning approval should apply only for a specific time period.

Recommendations

The Official Plan should be amended to permit sleep camps in the Rural or Industrial designations as a temporary use. The process to allow the use on a specific site would occur as a temporary zoning by-law. Appropriate criteria should also be added to the Plan to assist Council in determining the appropriateness of a site. Site plan control should also apply.

THIS IS SCHEDULE "A"
TO BY-LAW NO. 89-76

**AMENDMENT NO. 1
TO THE OFFICIAL PLAN
OF THE
CORPORATION OF THE TOWNSHIP OF MANITOUWADGE**

**OFFICIAL PLAN
FOR THE
CORPORATION OF THE TOWNSHIP OF MANITOUWADGE
AMENDMENT NO. 1**

Amendment No. 1 to the Official Plan for the Corporation of the Township of Manitouwadge was prepared and recommended to the Council of the Corporation of the Township of Manitouwadge under the provisions of The Planning Act, on the 13th day of December 1989.

Silvia Cortolensis
Reeve

[Signature]
Clerk

This Amendment was adopted by the Corporation of the Corporation of the Township of Manitouwadge by By-law No. 89-76 in accordance with the provisions of The Planning Act, on the 13th day of December 1989.

Silvia Cortolensis
Reeve

[Signature]
Clerk

This Amendment No. 1 to the Official Plan for the Corporation of the Township of Manitouwadge which has been adopted by the Council of the Corporation of the Corporation of the Township of Manitouwadge, is hereby approved in accordance with The Planning Act as Amendment No. 1 to the Official Plan for the Corporation of the Township of Manitouwadge.

Date

Minister of Municipal Affairs

INTRODUCTION

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT consisting of the following text and map constitutes Amendment No. 1 to the Official Plan for the Corporation of the Township of Manitouwadge.

**CORPORATION OF THE TOWNSHIP OF MANITOUWADGE
OFFICIAL PLAN AMENDMENT**

Part A - The Preamble

Purpose

The purpose of this amendment is to amend the Official Plan of the Corporation of the Township of Manitouwadge to let sleep camps be a temporary use in the Industrial and Rural Designations.

Location

The proposed change will affect all areas designated as Industrial and Rural within the Township of Manitouwadge as designated on Schedule A to the Official Plan.

Basis

The basis of this amendment is described in detail in the attached planning report.

Part B - The Amendment

The Official Plan is amended by the following actions:

1. The Official Plan is amended by the deletion of the following:

"Any use introduced under such a temporary use by-law does not acquire the status of a legal non-conforming use at the expiration of the by-law(s) and at that time must therefore cease", in Section 5.17.

And replaced with the following:

Prior to the approval of a temporary zoning by-law, Council shall be satisfied that the following principles and criteria are met:

- i) The proposed use shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner, so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use provisions.
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Part C - The Appendix

1. Planning Report

APPENDIX

**PLANNING REPORT
MANITOUWADGE CARAMAT ROAD SLEEP CAMP
PROPOSAL**

I. DESCRIPTION OF PROPERTY - CARAMAT ROAD

The proposed site is located southwest of the townsite on the south side of the Caramat Road between the Rod and Gun Club and Ministry of Transportation Patrol Yard locations. The 5.08 hectares of land is mainly flat with a slight rise in topography toward the south. The central portion of the site is low lying. The water table at the site is high and as a result sustains vegetation and tree species, such as black spruce, indicative of the site conditions. Modifications to the existing drainage will be required. Existing land use activities surrounding the vacant site consists of a cemetery to the north, Pic River Forest Products Limited maintenance and marshalling site for logging operations, and the Ministry of Transportation Patrol Yard, both west of the proposed industrial park site. The Manitouwadge Rod and Gun Club abuts the site on the east side, while land use activity to the south consists of an M.T.C. gravel pit reserve.

II. PROPOSED DEVELOPMENT

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III. POTENTIAL IMPACTS - CARAMAT ROAD SITE

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- physical features such as terrain, topography, and size of property are conducive to the development;

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Constraints identified with the site consist of:

- a high water table resulting in a wet site; drainage works are needed.
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Since the industrial area south of Superior Avenue shown on Schedule A is to be developed on septic tanks, the uses are to be limited to dry non-effluent producing uses with water usage or discharges being of a domestic nature only.

6.2.5.1 Noxious Uses

Uses classified as noxious uses by the Public Health Act or any regulations thereunder shall be prohibited.

6.2.5.2 Open Storage

The open storage of goods or materials shall be controlled by implementing zoning by-laws.

6.2.5.3 Noise and Emissions

Noise and emissions shall be strictly controlled by Municipal by-laws and the requirements of the Ministry of the Environment.

6.2.5.4 Location

Wherever possible, buildings shall be grouped together and set back from adjacent roads a distance which will allow adequate landscaping and permit the parking and movement of vehicles clear of any road allowance.

6.2.5.5 Future Development

When considering industrial development proposals, Council shall have regard for:

- i) the size and type of the proposed development;*
- ii) the anticipated impact of the development on the environment and the Townsite area;*
- iii) buffering proposed between the development and the surrounding land uses;*
- iv) the road network serving the site; and,*
- v) the adequacy of water and sewage treatment facilities, existing or proposed.*

6.2.5.6 Zoning

Industrial areas shall be zoned in a separate zone in the implementing zoning by-law.

The proposed use is not currently permitted in the 'Industrial' designation. In addition, the industrial uses currently permitted by Section 6.2.5 would not be compatible, in the long term, with any kind of permanent residential use. A temporary sleep camp, however, could be appropriate, given proper buffering, site design, and setbacks. In addition, although one specific site has been identified by Council within the Industrial designation, the potential exists for other sites throughout the Rural area of the Township.

Zoning By-law

The subject property is zoned Industrial-Service-M1 according to By-law 87-25. A sleep camp is not a permitted use in this zone and would require an amendment.

Conclusions

The use of a sleep camp is one that should be permitted in some locations in the Township. Large scale construction for mining or hydro-electric projects require temporary housing for the work force. If such housing is available, the temporary impacts of increased housing cost and crowded conditions can be avoided.

The location selected by council has significant advantages related to the ease of access to road, water, and sewer services. No one industry, however, has expressed a direct interest in this site. There may be other sites as well, in the Rural area of the Township, that are also suitable.

The Township, in considering a proposal for such a use, should retain control by ensuring that a zoning amendment is required. This need for control must be balanced against the requirement that a site may be needed very quickly. In addition, the use of a sleep camp should only be temporary and the municipal zoning approval should apply only for a specific time period.

Recommendations

The Official Plan should be amended to permit sleep camps in the Rural or Industrial designations as a temporary use. The process to allow the use on a specific site would occur as a temporary zoning by-law. Appropriate criteria should also be added to the Plan to assist Council in determining the appropriateness of a site. Site plan control should also apply.

THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE

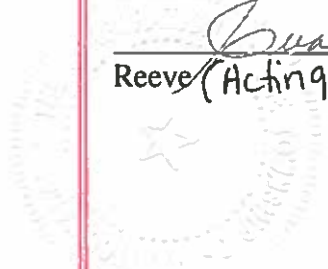
BY-LAW NO. 96- 35

**Being a By-law to adopt Amendment No. 2
to the Official Plan (Institutional to Highway
Commercial)**

The Council of the Corporation of the Township of Manitouwadge enacts as follows that:

1. Amendment No. 2 to the Official Plan of the Township of Manitouwadge is hereby adopted.
2. The Clerk is hereby authorized and directed to apply to the Minister of Municipal Affairs and Housing for approval of this Amendment No. 2 to the Official Plan of the Township of Manitouwadge, a copy of which is attached hereto as Schedule "A".
3. This By-Law shall come into force and take effect on the day of the final passing hereof,

READ A 1ST AND 2ND TIME this 25th day of July, 1996 and **READ A THIRD TIME
AND FINALLY ENACTED** this 25th day of July, 1996.


Eva Plouffe.
Reeve (Acting)

R. D. Patton
Clerk (Acting Temporary)

THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE

BY-LAW NO. 96-37

Being a By-law to adopt Amendment No. 3
to the Official Plan - Parks and Recreation
(OS) to Industrial (IND) ✓

The Council of the Corporation of the Township of Manitouwadge enacts as follows that:

1. Amendment No. 3 to the Official Plan of the Township of Manitouwadge is hereby adopted.
2. The Clerk is hereby authorized and directed to apply to the Minister of Municipal Affairs and Housing for approval of this Amendment No. 3 to the Official Plan of the Township of Manitouwadge, a copy of which is attached hereto as Schedule "A".
3. This By-Law shall come into force and take effect on the day of the final passing hereof,

READ A 1ST AND 2ND TIME this 21st day of August, 1996 and READ A THIRD TIME
AND FINALLY ENACTED this 21 day of August, 1996.

Silvio Bortolero
Reeve

Sally Saunders
Clerk

THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE

OFFICIAL PLAN AMENDMENT NO. 3

1-47

This Amendment No. 3 to the Official Plan for the Corporation of the Township of Manitouwadge, which has been adopted by the Council of the Corporation of the Township of Manitouwadge, is hereby approved in accordance with the Planning Act as Amendment No. 3 to the Official Plan for the Corporation of the Township of Manitouwadge.

Date

Minister of Municipal Affairs and Housing

**THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE
AMENDMENT NO. 3**

Page 3

INTRODUCTION

- PART A** - **THE PREAMBLE** does not constitute part of this amendment.
- PART B** - **THE AMENDMENT**, consisting of the following text and map constitutes Amendment No. 3 to the Official Plan for the Corporation of the Township of Manitouwadge.
- PART C** - **THE APPENDICES**, that does not constitute part of this amendment. These appendices (I through VI-inclusive) contain the background data, planning considerations and public involvement associated with this amendment.

VIII

PART A - THE PREAMBLE

Purpose

The purpose of this amendment is to:

1. Change the land use designation of certain lands, as shown on Schedule "A" attached from "Parks and Recreation" to "Industrial."

Location

The subject lands are shown on Appendix I and are described as UTM co-ordinates 16-58390-544080, Leslie Township, Township of Manitouwadge, District of Thunder Bay. An enlarged copy of Appendix I is attached as Appendix II. The subject property is adjacent to Highway 614 (Caramat Road). The lands are locally known as the former Rod and Gun Club site.

Basis

The lands affected by this amendment are presently designated "Parks and Recreation" on Schedule "A" of the Official Plan.

As reflected on Schedule "A" of the Official Plan, the area to the west of the subject property is designated as Industrial.

The site is compatible with all other developments on the south side of Highway 614. Within one kilometre of the subject property is:

1. another maintenance shop for private trucks.
2. a complete woodlands operations yard with offices, garages, trailers, storage buildings, fuel depot, equipment and outdoor storage.
3. sewage lagoons.

Highway 614 is the continuation of an industrial road for almost all wood-hauling from the north and west of our community and at various times, has a very high truck traffic count.

Finding potable water may be a problem. Attempts to find water to the west of this area in the past were unsuccessful. The subject property is too distant to be economically supplied from the municipal system.

**THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE
AMENDMENT NO. 3**

Page 5

The goals for the Industrial Area contained in the Official Plan states: "maintain existing service-oriented industries" and "diversify the industrial base by encouraging the non-service sector. (Appendix III). This proposal complies with the goals for the Industrial Area.

The policies for the Industrial Area contained in the Official Plan at Section 6.2.5 permit "maintenance garages". Attached as Appendix IV is pages 41, 42 and 43 of the Official Plan concerning the Industrial designation.

**THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE
AMENDMENT NO. 3**

Page 5

The goals for the Industrial Area contained in the Official Plan states: "maintain existing service-oriented industries" and "diversify the industrial base by encouraging the non-service sector. (Appendix III). This proposal complies with the goals for the Industrial Area.

The policies for the Industrial Area contained in the Official Plan at Section 6.2.5 permit "maintenance garages". Attached as Appendix IV is pages 41, 42 and 43 of the Official Plan concerning the Industrial designation.

**THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE
AMENDMENT NO. 3**

Page 6

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The Amendment, consisting of the following text and attached map designated Schedule "A" (Land Use Plan) constitutes Amendment No. 3 to the Official Plan for the Corporation of the Township of Manitouwadge.

**THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE
AMENDMENT NO. 3**

Page 7

DETAILS OF THE AMENDMENT

The Official Plan is amended as follows:

- Item (1)** - Schedule "A" to the Official Plan for The Corporation of the Township of Manitouwadge is amended by changing the designation of the area indicated in Schedule I attached to this amendment from "Parks and Recreation" to "Industrial".

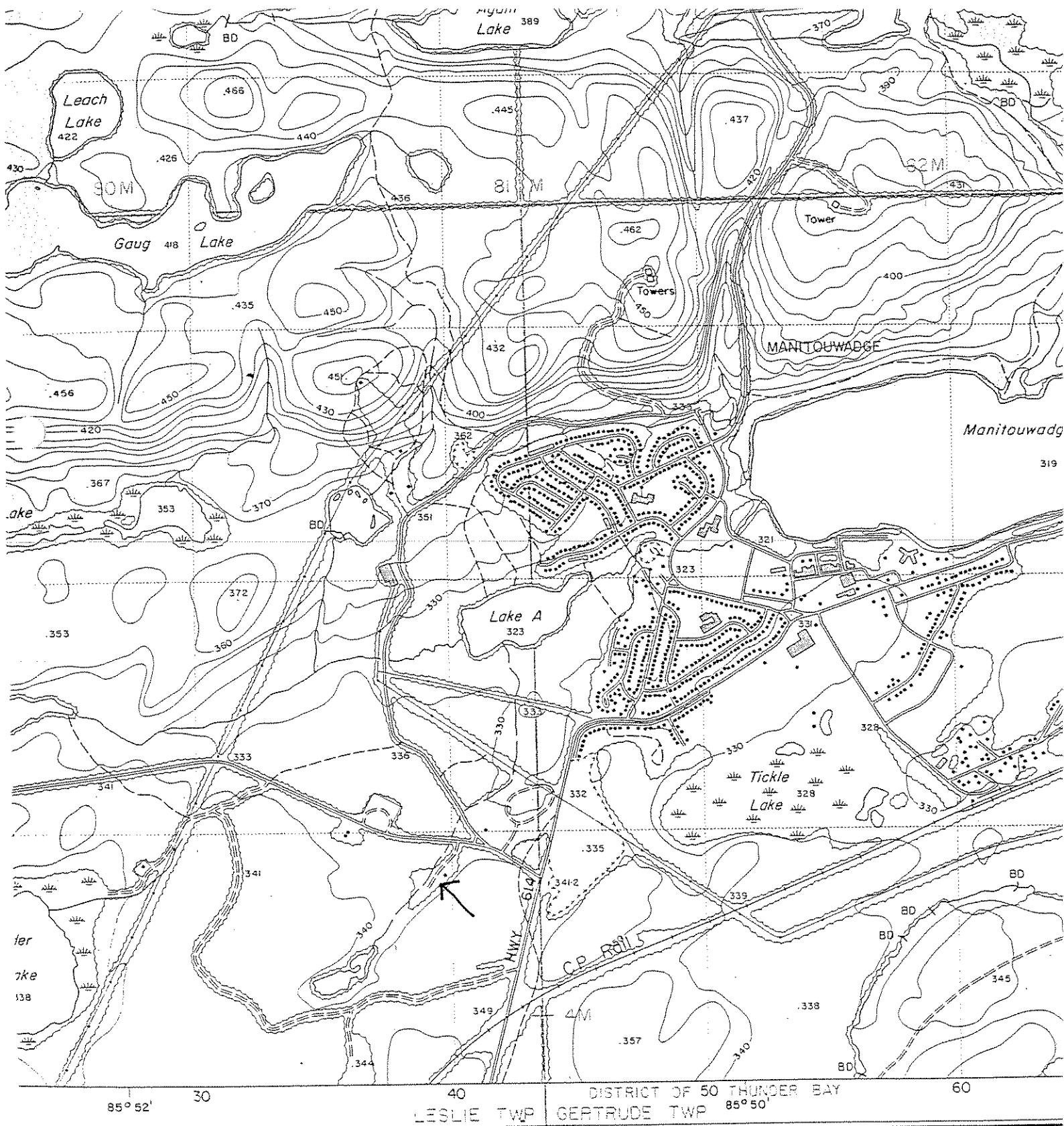
IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of The Corporation of the Township of Manitouwadge Official Plan.

PART C - THE APPENDICES

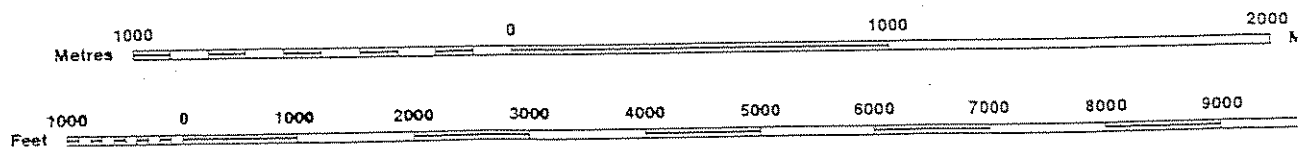
The following appendices do not constitute part of Amendment No. 3 but are included as information supporting the document.

- | | | |
|---------------|---|---|
| Appendix I | - | UTM map |
| Appendix II | - | Enlarged copy of UTM map |
| Appendix III | - | Page 7 of the Official Plan concerning the Goals and Objectives of the Industrial Designation |
| Appendix IV | - | Pages 41, 42 and 43 of the Official Plan concerning the Policies of the Industrial Designation |
| <hr/> | | |
| Appendix V | - | Planning Report |
| Appendix VI | - | Public Meeting Minutes |
| Appendix VII | - | Certified true copy of Ministry of Natural Resources' letter providing permission for applicant to apply for amendments |
| Appendix VIII | - | Certified true copy of Entrance Permit EN-96-62S-001 issued by the Ministry of Transportation |

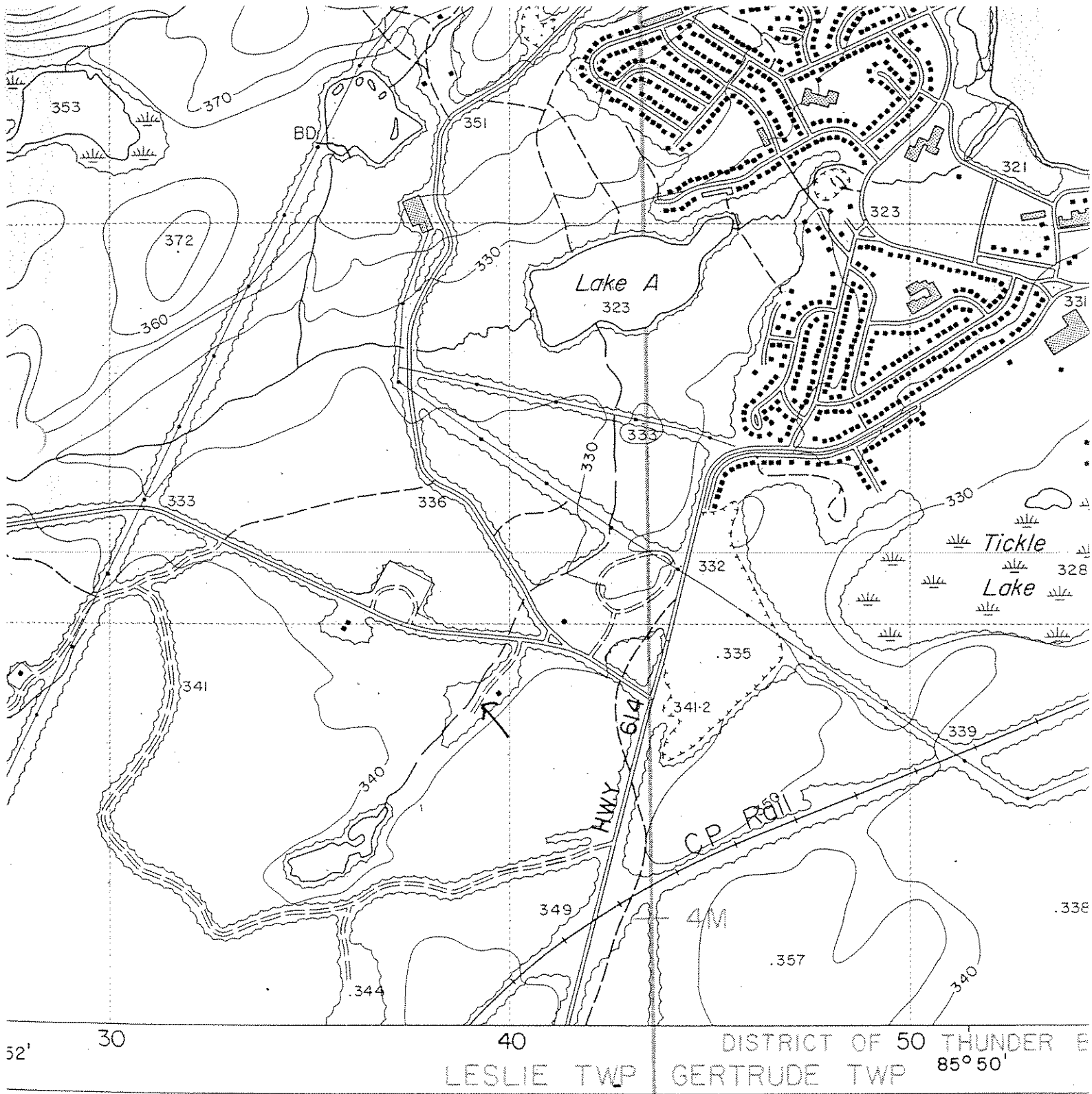


APPENDIX I

Scale 1:20 000

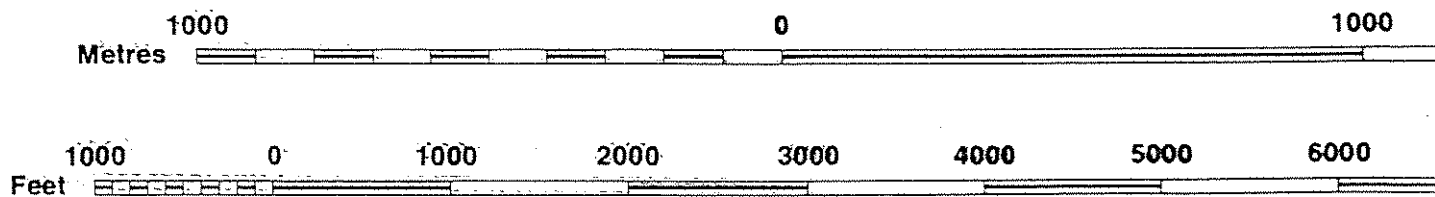


Contour Interval 10 Metres



APPENDIX II

Scale 1:20 000



APPENDIX III

- provide suitably located highway commercial areas, where necessary.
- permit neighbourhood commercial within residential areas to serve the day-to-day needs of local residents.

4.3 Industrial

Goal

- maintain existing service-oriented industries.
- diversify the industrial base by encouraging the non-service sector.

Objectives

- ensure that adequate land is available to meet anticipated demand.
- provide industrial land, either serviced or with the potential to be serviced with a municipal water system.
- carry out an active program to attract new industry to the community.

4.4 Environment

Goal

- maximize the quality of the physical environment.
- minimize pollution.

Objectives

- restrict development in the rural portion of the Township.
- correct existing and potential sources of pollution.

4.5 Recreation

Goal

- ensure that sufficient facilities are available to meet the needs of the community.

6.2.4 Highway Commercial

Highway Commercial uses shall consist of establishments and uses oriented to servicing the travelling public, tourism and recreation, including, but not limited to, motels, restaurants, drive-in food outlets, automobile service stations, public garages and automobile sales and service dealers, charter aircraft operations and storage and marinas and docks.

6.2.4.1 Location

Highway Commercial uses shall be located along major transportation routes in the Townsite.

6.2.4.2 Future Development

When considering an application for highway commercial development, Council shall have regard for:

- i) the location of the site relative to existing development of a similar nature;
- ii) the size of the proposed development;
- iii) the impact on the surrounding development;
- iv) the provision of buffering to protect adjacent land use; and
- v) the provision of appropriate off-street parking.

2.4.3 Zoning

Highway Commercial uses shall be zoned in a separate zone in the implementing zoning by-law.

6.2.5 Industrial

The uses permitted in the Industrial areas, may include small manufacturing operations, warehouses, service shops, transportation facilities, commercial garages, maintenance garages, equipment storage areas, offices, factory outlets, individual warehouses-retail outlets;

APPENDIX 1V - O.P. AMENDMENT #3

secondary mining and forestry related industries and public utilities.

Since the industrial area south of Superior Avenue shown on Schedule A is to be developed on septic tanks, the uses are to be limited to dry non-effluent producing uses with water usage or discharges being of a domestic nature only.

6.2.5.1 Noxious Uses

Uses classified as noxious uses by The Public Health Act or any regulations thereunder shall be prohibited.

6.2.5.2 Open Storage

The open storage of goods or materials shall be controlled by implementing zoning by-laws.

6.2.5.3 Noise and Emissions

Noise and emissions shall be strictly controlled by Municipal by-laws and the requirements of the Ministry of the Environment.

6.2.5.4 Location

Wherever possible, buildings shall be grouped together and set back from adjacent roads a distance which will allow adequate landscaping and permit the parking and movement of vehicles clear of any road allowance.

6.2.5.5 Future Development

When considering industrial development proposals, Council shall have regard for:

- i) the size and type of the proposed development;
- ii) the anticipated impact of the development on the environment and the Townsite area;
- iii) buffering proposed between the development and the surrounding land uses;

- iv) the road network serving the site; and
- v) the adequacy of water and sewage treatment facilities, existing or proposed.

6.2.5.6 Zoning

Industrial areas shall be zoned in a separate zone in the implementing zoning by-law.

6.2.6 Institutional

The uses permitted in Institutional areas may include cemeteries, churches, public and private schools, hospitals, libraries, community centres, municipal offices, major provincial and federal facilities and other public services.

6.2.6.1 Future Development

When considering institutional development proposals, Council shall have regard for:

- i) the size and type of the proposed development;
- ii) the anticipated impact of the development on the Townsite; and
- iii) the road network serving the site and proposed parking facilities.

6.2.6.2 Zoning

Institutional uses shall be placed in a separate zone in the implementing zoning by-law.

6.2.7 Parks and Recreation Designation

Within the Townsite, Council shall ensure that appropriate main parks and recreation facilities are adequately provided to serve both existing and proposed developments, in accordance with the policies of Section 5.14 of this Plan.

PLANNING REPORT

Appendix V

FILE NO.: Official Plan Amendment No. 3
Zoning By-Law Amendment No. T

MUNICIPAL ADDRESS: None

LEGAL DESCRIPTION: outlined on a sketch attached to this Report
former Rod and Gun Club Site

PRESENTLY ZONED: Open Space - Recreational Zone

**DESIGNATED IN
OFFICIAL PLAN AS** Parks and Recreation

REQUEST: The applicant has obtained a Work Permit from the Ministry of Natural Resources. If the Council approves the amendments to the Official Plan and Zoning By-Law, the applicant can obtain a Land Use Permit from the Ministry of Natural Resources. Attached is a copy of the MNR letter dated February 12, 1996 advising that the Ministry has no objection to the applicant proceeding with the necessary requirements for re-designation in the Official Plan and rezoning in the Zoning By-Law.

The applicant has also obtained an Entrance Permit EN-96-62S-001 from the Ministry of Transportation, a copy of which is attached.

REASON: The applicant wishes to establish a private maintenance shop for his trucks.

BACKGROUND: The subject lands are presently designated Parks and Recreation in the Official Plan and Open Space - Recreational Zone in the Comprehensive Zoning By-Law.

The property currently provides no revenue to the Municipality and has practically no chance of being sold with its current designation and zoning.

If the Council redesignates and rezones the subject property, the Ministry of Natural Resources will issue a Land Use Permit. The MNR reviews the Land Use Permits annually to ensure that the applicant is abiding by the terms of the Land Use Permit.

POTENTIAL IMPACTS: The site seems ideal for the proposed industrial use. The subject property is adjacent to Highway 614. The site is compatible with all other developments on the south side of Highway 614. Within one kilometre of the subject property is another maintenance shop for private trucks, a complete woodlands operations yard with offices, garages,

trailers, storage buildings, fuel depot, equipment and outdoor storage and sewage lagoons. Highway 614 is the continuation of an industrial road for almost all wood-hauling from the north and west of our community and at various times, has a very high truck traffic count.

The site has plenty of room to leave a screen of trees at the front to buffer noise, smoke and hazardous activities such as welding. The M1 zone should be amended to require a buffering strip along a provincial highway.

Finding potable water may be a problem. Attempts to find water to the west of this area in the past were unsuccessful. The subject property is too distant to be economically supplied from the municipal system.

OTHER:

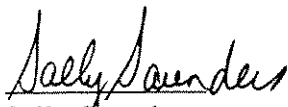
In the future, the applicant proposes to build a home on this property if he can purchase the land from the Crown. The M1 Industrial Service zone currently permits accessory residential use, including residential for a caretaker, if the use is located more than eight kilometres from the centre of Manitowadge. This property is not located more than eight kilometres from Manitowadge's centre and therefore, accessory residential is not permitted.

The Township, through the Manitowadge Economic Development Corporation, is currently looking at rural residential lot locations on Caramat Road. Once the need for these lots has been determined and the review of the Official Plan has been commenced, it would be feasible then to consider creating a new zone to permit accessory residential in the Industrial Zone without the requirement for an eight mile limit.

RECOMMENDATIONS: I would recommend the Council pass the appropriate by-laws to redesignate this property as Industrial in the Official Plan and rezone the property as Industrial Service Zone (M1) under the Comprehensive Zoning By-Law. In addition, I would recommend amending Section 12.11 of the Regulations for the M1 zone to include a buffer strip "along a provincial highway".

DATED:

August 16, 1996



Sally Saunders
Clerk/Planning Administrator.

Appendix V

**MINUTES OF THE PUBLIC MEETING OF THE COUNCIL OF
THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE, HELD IN THE
COUNCIL CHAMBERS, MANITOUWADGE, ONTARIO ON
WEDNESDAY, AUGUST 21, 1996, AT THE HOUR OF 6:30 P.M.**

PRESENT: Reeve Silvio Cortolezzis
Councillor Darrel Chisholm
Councillor LaRoy MacKenzie
Councillor Eva Plourde
Councillor C. Elizabeth Teliz

Applicant - Vezeau Haulage Ltd. (represented by Mr. Fern Narbonne, authorized agent)

STAFF: Sally Saunders- Clerk/Planning Administrator

PUBLIC: 0

ABSENT: Councillor Norm Poolton
Councillor Mike Voutour

A quorum of the Council being present, the Reeve called the meeting to order at 6:30 P.M.

The Reeve called the meeting to order and introduced the Council members, applicant and staff. The Planning Act provides that the Council must hold at least one public meeting to obtain public input concerning the proposal.

The applicant has requested that the Official Plan be amended to redesignate the former Rod and Gun Club Site from "Parks and Recreation" to "Industrial". In addition, the applicant has requested that the Council consider amending the Comprehensive Zoning By-Law to rezone the subject property from "Open Space - Recreational Zone" to "Industrial - Service Zone (M1)". These changes will permit him to establish a maintenance garage for his vehicles.

The Township gave notice of the application to the appropriate governmental agencies, (Ministry of Municipal Affairs, school boards and Ontario Hydro). Public notice was accomplished by publishing a Notice in the July 24, 1996 issue of The Echo.

The Council waived the reading of the Parliamentary Ground Rules.

Presentations/Comments from:

(a) Applicant - None

Appendix VI

(b) Clerk/Planning Administrator

The Clerk/Planning Administrator advised that the applicant had met with the Township and had received permission from the landowner, the Ministry of Natural Resources, to proceed with this request.

She explained that the proper notices had been provided to the appropriate governmental agencies and to the public. No public input has been received to date.

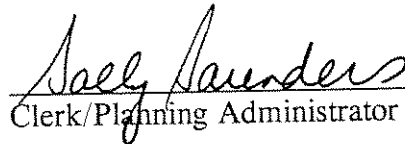
She explained that the site was appropriate for the proposal since the land to the west of the subject property is zoned and designated as Industrial. She explained that the site has plenty of room to leave a screen of trees at the front to buffer noise, smoke and hazardous activities such as welding. The regulations for the M1 zone should be amended to require a buffering strip along a provincial highway.

Highway 614 is the continuation of an industrial road for almost all wood-hauling from the north and west of our community and at various times, has a very high truck traffic count.

Finding potable water may be a problem. Attempts to find water to the west of this area in the past were unsuccessful. The subject property is too distant to be economically supplied from the municipal system.

Adjournment

The meeting adjourned at 6:50 p.m.


Clerk/Planning Administrator

Appendix VI

Ministry of
Natural Resources

Ministère des
Richesses naturelles

P. O. Bag Service
Manitouwadge, Ontario
P0T 2C0

Telephone: 807-826-3223
Fax: 807-826-4631

February 12, 1996

The Corporation of the Township of
Manitouwadge
1 Mississauga Drive
Manitouwadge, ON
P0T 2C0

Attention: Sally Saunders
Deputy Clerk/ Planning Administrator

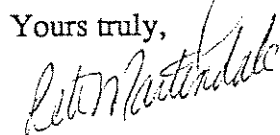
Dear Sally:

SUBJECT: Proposed Maintenance Shop at Old Rod & Gun Club Site Adjacent the Caramat
Road

Please be advised that this Ministry has no objection to Vezeau Haulage Ltd. proceeding with the necessary requirements of the Township of Manitouwadge to change the zoning of that site to meet the proposed development.

It is understood that Vezeau Haulage Ltd. will be responsible for all fees or charges associated with the zoning change.

Yours truly,



Pete Martindale
Licence & Permit Technician
Manitouwadge Area Office
Wawa District

PM/jk


"Certified True Copy"

Sally Saunders, Clerk
Township of Manitouwadge

Appendix VII

Ministry
of
Transportation



ENTRANCE PERMIT
EN-96-62S-001

() CONTROLLED ACCESS

(X) NOT CONTROLLED ACCESS

Sally Saunders
"Certified True Copy"

Sally Saunders, Clerk
Township of Manitouwadge

PROPERTY
OWNER:

MINISTRY OF NATURAL RESOURCES
P.O. BAG SERVICE
MANITOUWADGE, ONTARIO P0T 2C0

PURPOSE OF
ACCESS:

INDUSTRIAL TRUCK ENTRANCE, PRIVATE MAINTENANCE SHOP.

SUPPLEMENTARY
CONDITIONS:

SINCE THE ENTRANCE WOULD BE LOCATED JUST AFTER A CURVE, A TRUCK SIGN SHOULD BE PLACED JUST BEFORE THE CURVE TO NOTIFY THE TRAVELLING PUBLIC OF A COMMERCIAL ENTRANCE AHEAD.

LOT NO.:

CON. NO.:

PLAN NO.:

PART/BLK.:

CITY/TWP/TOWN:

LESLIE

COUNTY/DIST/REG. MUN.:

THUNDER BAY

HWY. NO.:

614

ENTRANCE WIDTH:

12.0 M

SIZE OF PIPE:

400 MM X 18.0 M

ENTRANCE STANDARD:

CSAS-23

ETR/B-PLAN NO.:

1068-614

STATION:

APPROVED MATERIAL:

GRAVEL

EXPIRY DATE:

June 23, 1996

FEE PAID:

\$190.00

Appendix VIII

* Construction must be started within six (6) months of date of issue or this permit shall be void.
Such permit shall not be used as a means of access to any type of establishment other than described herein.

THIS PERMIT IS ISSUED UNDER THE AUTHORITY VESTED IN THE MINISTER BY THE PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT AND THE REGULATIONS PURSUANT THERETO AND IS SUBJECT TO THE CONDITIONS ON THE BACK HEREOF.

DATED AT Sault Ste. Marie ON * January 23, 1996

Sally Saunders

District Engineer

THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE

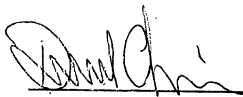
BY-LAW NO. 2004- 14

**Being a By-law to adopt Amendment No. 4 to the Official Plan
(Residential to Highway Commercial)**

The Council of the Corporation of the Township of Manitouwadge **enacts as follows that:**

1. Amendment No. 4 to the Official Plan of the Township of Manitouwadge is hereby adopted.
2. The Acting Clerk/Administrator is hereby authorized and directed to apply to the Minister of Municipal Affairs and Housing for approval of this Amendment No.4 to the Official Plan of the Township of Manitouwadge, a copy of which is attached hereto as Schedule "A".
3. This By-Law shall come into force and take effect on the day of the final passing hereof,

READ A 1ST AND 2ND TIME this 28th day of April, 2004 and **READ A THIRD TIME AND
FINALLY ENACTED** this 28th day of April, 2004.


Mayor Darrel Chisholm


Deputy Clerk Randy Mattson

THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE

OFFICIAL PLAN AMENDMENT NO. 4

This Amendment No. 4 to the Official Plan for the Corporation of the Township of Manitouwadge, which has been adopted by the Council of the Corporation of the Township of Manitouwadge, is hereby approved in accordance with the Planning Act as Amendment No. 4 to the Official Plan for the Corporation of the Township of Manitouwadge.

Date

Minister of Municipal Affairs and Housing

**THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE
AMENDMENT NO. 4**

Page 3

INTRODUCTION

- PART A** - **THE PREAMBLE** does not constitute part of this amendment.
- PART B** - **THE AMENDMENT**, consisting of the following text and map constitutes Amendment No. 4 to the Official Plan for the Corporation of the Township of Manitouwadge.
- PART C** - **THE APPENDICES**, that does not constitute part of this amendment. These appendices (I through V inclusive) contain the background data, planning considerations and public involvement associated with this amendment.

PART A - THE PREAMBLE

Purpose

The purpose of this amendment is to:

1. Change the land use designation of certain lands, as shown on Schedule "A" attached from Residential to Highway Commercial.

Location

The subject lands are legally described as PLAN M162 LOT 139 PT LOT 140, being also Parts 5 & 6 of Registered Plan 55R9570, with street address being 33-33A Manitou Road West, Manitouwadge, in the District of Thunder Bay and subject lands shown below as "Lands Affected).

Basis

The lands affected by this amendment are presently designated "Residential" on Schedule "A" of the Official Plan.

The applicant is proposing to that the property re-designated in the Official Plan as Highway Commercial.

The goal for the Commercial Area contained in the Official Plan states: "provide suitably located commercial areas consistent with economic potential" (Appendix II). One of the objectives contained in the Official Plan states: "provide suitably located highway commercial areas, where necessary" and "permit neighbourhood commercial within residential areas to serve the day-to-day needs of local residents."

As noted by the applicant, commercial activity would include hand & foot care, crafts, mail order, local artist works and house/gift ware. These activities, although relatively benign, constitute more than neighbourhood service. It is intended that the Highway Commercial Zoning would be specifically applied so as to limit the use to the aforementioned.

**THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE
AMENDMENT NO. 4**

Page 5

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The Amendment, consisting of the following text and attached map designated Schedule "A" (Land Use Plan) constitutes Amendment No. 4 to the Official Plan for the Corporation of the Township of Manitouwadge.

**THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE
AMENDMENT NO. 4**

Page 6

DETAILS OF THE AMENDMENT

The Official Plan is amended as follows:

- Item (1)** - The area indicated on the attached Schedule "A" of the Official Plan is hereby re-designated from "Residential" to "Highway Commercial", with the commercial use to be limited to hand and foot care, craft sales, mail order, sale of local artist works and house/gift ware. Other Highway Commercial uses will not be contained in the implementing by-law.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of The Corporation of the Township of Manitouwadge Official Plan.

**THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE
AMENDMENT NO. 4**

Page 7

PART C - THE APPENDICES

The following appendices do not constitute part of Amendment No. 4 but are included as information supporting the document.

- | | | |
|--------------|---|---|
| Appendix I | - | Plan M162 and 55R9570 |
| Appendix II | - | Pages 6 and 7 of the Official Plan concerning the Goals and Objectives of the Commercial Designation. |
| Appendix III | - | Planning Report |
| Appendix IV | - | Public Meeting Minutes |
| Appendix V | - | Applicant's business proposal |